

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 10:00 a.m., Thursday, November 21, 2024
Glenn S. Dumke Auditorium

Jack McGrory, Chair
Mark Ghilarducci, Vice Chair
Larry L. Adamson
Raji Kaur Brar
Douglas Faigin
Jazmin Guajardo
Anna Ortiz-Morfit
Sam Nejabat
Jose Antonio Vargas

- Consent** 1. Approval of Minutes, *Action*
- Discussion** 2. California State University San Marcos Integrated Science and Engineering Building 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**

September 25, 2024

Members Present

Jack McGrory, Chair
Mark Ghilarducci, Vice Chair
Larry L. Adamson
Douglas Faigin
Sam Nejabat
Jose Antonio Vargas
Jack B. Clarke, Jr., Chair of the Board
Mildred García, 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.

Consent Agenda

The minutes of the July 23, 2024, meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

Item 2, Approval of the 2025-26 Five-Year Capital Outlay Plan, was removed from the consent agenda for discussion.

Discussion Agenda

Item 2, Approval of the 2025-26 Five-Year Capital Outlay Plan

This item requested approval of the Five-Year Capital Outlay Plan covering the period from 2025-2026 through 2029-2030.

Trustee Adamson expressed concern that the CSU is not requesting full funding from the state for the first year of the plan which may be sending a message that the CSU does not need the funding. Trustees Adamson, McGrory, and Lopez along with Executive Vice Chancellor Relyea discussed various approaches to address the gap with the legislature, the Department of Finance, and the Governor's office, including more communication and negotiation about alternatives, modifying the budget request, and introducing a general obligation bond. Trustee Adamson stated that identified deferred maintenance now exceeds \$31 billion because 'we have kicked the can down the road' every year. Chair Clarke recommended that the funding gap be a subject of discussion with the Chancellor's Council, and he stated that the Board Trustees need a better understanding of basic principles and values regarding this issue. Trustee McGrory requested that an item be scheduled for an upcoming Board of Trustees meeting to discuss funding alternatives and that an action plan be developed. He also mentioned the possibility of developing a joint CSU-UC statewide ballot initiative with the support of alumni from both systems. Assistant Vice Chancellor Storm shared various approaches to modifying the budget request to include more for capital improvements and deferred maintenance.

The committee recommended approval of the proposed resolution (RCPBG 09-24-07).

Item 3, San Diego State University Approval of the Fenton Parkway Bridge Project and EIR Certification

This agenda item requested the following actions by the Board of Trustees concerning the San Diego State University (SDSU) Fenton Parkway Bridge project:

- Certification of the Environmental Impact Report (EIR) dated September 2024.
- Approval of the Fenton Parkway Bridge project.

Following the presentation, Trustee Ghilarducci expressed concern about the high project cost and asked if it is possible to obtain an additional bid. President de la Torre reiterated that San Diego State has independent parties monitoring the costs, and Associate Vice President Schulz shared industry data which indicates institutional construction costs have increased by 40% since 2020, and by more than 80% for horizontal construction types such as bridges. He reiterated that the CSU has the option to pursue a fixed price bid, although doing so would present risks. Additionally, he shared that building in a protected waterway introduces challenging complexities and the current contractor has experience and a successful record building in protected waterways.

Finally, he shared that the project team has explored various design options and there is little remaining opportunity for design changes which would lead to measurable project cost reductions. Trustee Adamson commended the team on the quality of work on the EIR, and he reiterated the need to reconfirm that the current bid is the best option.

The committee recommended approval of the proposed resolution (RCPBG 09-24-08).

Item 4, California State University, Fullerton Engineering and Computer Science Innovation Hub Schematic Design Approval

This agenda item requested approval of schematic plans for the California State University, Fullerton Engineering and Computer Science Innovation Hub project.

Following the presentation, Trustee McGrory reconfirmed that the project is being funded by a bond supported by the state, and that while the project cost is high, it is lower than recent science building projects.

The committee recommended approval of the proposed resolution (RCPBG 09-24-09).

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University San Marcos Integrated Science and Engineering Building Schematic Design Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Ellen Neufeldt
President
California State University San Marcos

Paul Gannoe
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 San Marcos (CSU San Marcos) Integrated Science and Engineering building project.

Integrated Science and Engineering Building

Construction Manager at Risk Contractor: C.W. Driver
Project Architect: HGA

Background and Scope

California State University San Marcos proposes to design and construct a three-story, 46,262 assignable square foot (ASF)/70,649 gross square foot (GSF) Integrated Science and Engineering building (#36A¹) on an undeveloped site adjacent to an existing hillside, east of the existing University Hall (#15) and Arts Building (#26), and north of Markstein Hall (#13). The new building will become the home of the College of Science, Technology, Engineering, and Mathematics (CSTEM), providing essential teaching, learning, and research spaces with state-of-the-art technology and flexible classroom and laboratory configurations.

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

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CSU San Marcos is uniquely positioned to develop and supply the region with science and engineering talent. An engineering feasibility study revealed that for every engineering graduate in the state, there are up to four job opportunities available in the San Diego region. According to the Demand, Capacity Assessment, and Cost Analysis for Campus Sites report which was transmitted to the Legislature and presented to the CSU Board of Trustees at the July 2020 meeting, over the next 15 years, CSU enrollment in San Diego Cluster is projected to increase by 5,700 Full-Time Equivalent Students (FTES), or 13%. Strong projected occupational demand in the San Diego Cluster offers many opportunities for CSU graduates, with the greatest demand for computer science and math workers and engineers. The shares of degrees to occupational demand in 2026 are 23% for computer science and math workers and 38% for engineers.

Since the launch of the Software Engineering program in 2018, followed by Electrical Engineering in 2019, and Computer Engineering in 2024, the university has experienced consistent enrollment growth in computer science and engineering majors, driven by the increasing regional demand in engineering and technology fields. The number of undergraduate students has surged by 64%, from 839 in fall 2019 to 1,377 in fall 2024. Notably, from fall 2023 to fall 2024, enrollment headcount rose by 8%. The College of Science, Technology, Engineering, and Mathematics projects continued rapid growth in enrollment, anticipating 1,773 computer science and engineering majors by 2029 and 2,219 by 2034.

The engineering programs are currently housed in the 11,000 GSF Viasat Engineering Pavilion (#55 and #56), temporary buildings opened in 2019-2020 academic year. These facilities, which include one lecture room, three teaching labs, two research labs, and a few faculty offices, are insufficient to accommodate the growing computer science and engineering programs. The significant space deficit, especially in teaching lab capacity, means that without additional space, the computer science program will be forced to seek impacted status, and the electrical engineering program will need to enforce its current impaction criteria for the first time in fall 2025. This underscores the urgent need for a new, permanent facility to support the continued growth and success of these programs.

The new Integrated Science and Engineering building is essential to address current space deficits, accommodate newly established engineering programs, support teaching, learning, research, and collaboration in active-learning environments, and promote innovation in the science and engineering programs. The project will accommodate a total of 558 FTES, including three lecture rooms (156 stations, 363 FTES), three lower division teaching labs (78 stations, 41 FTES), and 13 upper division labs (395 stations, 154 FTES). Additionally, the project will feature research labs, lab support and equipment rooms, instructional support space, student support and collaboration areas, student club space, and faculty offices. The outdoor hardscape and landscape areas are designed to provide students with additional opportunities for study and collaboration. The building is designed to create an environment where students, faculty, and staff can thrive, fostering opportunities for interaction, collaboration, and spontaneous connections. CSU San Marcos is

well-positioned to develop and prepare future engineers, providing them with advanced knowledge and skills to successfully launch their careers.

The new building will be a terraced, three-story steel-frame structure utilizing buckling-restrained brace frames (BRBF) for lateral resistance. The exterior façade design comprises three main materials: storefront glazing, light colored plaster, and darker-colored fiber cement board as a base for the building. The smaller, western glass façade utilizes vertical fins to minimize solar heat gain, and the main entries at the west and south are protected by overhangs. The proposed project is currently designed to meet the CSU's Sustainability Policy requirements. Notable sustainability features include low-energy glazing, high-efficiency irrigation, drought tolerant landscaping, water-efficient plumbing, and energy-efficient lighting and appliances. Additionally, off-site solar energy will be generated through solar panels installed in parking lots B and C, in alignment with CSU Sustainability Policy. The sustainability features will pay for themselves over the life of the project through lower operations and maintenance costs.

Timing (Estimated)

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|-----------------------------|--------------|
| Preliminary Plans Completed | January 2025 |
| Working Drawings Completed | March 2025 |
| Construction Start | June 2025 |
| Occupancy | July 2027 |

Basic Statistics

| | |
|--|--------------------|
| Gross Building Area | 70,649 square feet |
| Assignable Building Area (CSU ²) | 46,262 square feet |
| Net Useable Building Area (FICM ³) | 64,283 square feet |
| Efficiency (CSU) | 65 percent |
| Efficiency (FICM) | 91 percent |

² Assignable building area is based on CSU policy.

³ Net usable 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).

Cost Estimate – California Construction Cost Index (CCCI) 9907⁴

| | |
|--|--------------------------|
| Building Cost (\$918 per GSF) | \$64,872,000 |
| <i>Systems Breakdown</i> | |
| | <i>(\$ per GSF)</i> |
| a. Substructure (Foundation) | \$ 25.58 |
| b. Shell (Structure and Enclosure) | \$ 205.83 |
| c. Interiors (Partitions and Finishes) | \$ 148.83 |
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$ 291.79 |
| e. Built-in Equipment and Furnishings | \$ 29.16 |
| f. Special Construction & Demolition | \$ 40.07 |
| g. General Requirements/Conditions and Insurance | \$ 176.96 |
| Site Development | <u>13,787,000</u> |
| Construction Cost | \$78,659,000 |
| Campus Project Contingency (CSU) | 1,726,000 |
| Fees & Services | <u>25,224,000</u> |
| Total Project Cost (\$1,607 per GSF) | \$105,609,000 |
| Fixtures, Furniture & Movable Equipment | <u>5,000,000</u> |
| Grand Total | <u>\$110,609,000</u> |

Cost Comparison

The project’s building cost of \$918 per GSF is lower than the \$1,067 per GSF for the Engineering and Computer Science Innovation Hub at California State University, Fullerton approved in September 2024, the \$1,126 per GSF for the Engineering & Technology Commons project at California State Polytechnic University, Humboldt approved in January 2024, and the \$1,132 per GSF for the Science Replacement building at San Francisco State University approved in November 2020, all adjusted to CCCI 9907.

The itemized building costs for this project are either in line with or lower than those of other comparable CSU projects.

⁴ The July 2023 *Engineering News-Record* California Construction Cost Index (CCCI) with 4% projected annual increase. The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Multiple cost factors have increased the site cost, including the granitic rock soil conditions on the project site, relocation of an existing fire access road to comply with state and local fire department requirements, and the extension of underground utilities.

During the design process, CSU San Marcos achieved significant cost savings totaling approximately \$16 million in direct construction costs. The campus is built on a hillside. By strategically placing the building on a flat site, the university saved \$2.4 million on earth-moving operations and site retaining walls. Opting for minimal or no blasting for granite removal resulted in a \$1.5 million saving. The project team re-evaluated the building structure and proposed a steel structure instead of a concrete structure, placing vibration-sensitive spaces on level 1 and less vibration-sensitive spaces on upper floors, which saved approximately \$1 million. Additionally, CSU San Marcos saved \$3.1 million by utilizing a higher amount of non-fire-rated tempered glass instead of all fire-rated tempered glass around the exterior of the building, while still meeting fire safety requirements. Furthermore, the university proposed additional cost reduction totaling up to \$8 million. Major reductions include converting the utility tunnel to a utilidor, deferring the completion of the Dean's suite and Café, changing exterior curtainwall to storefront, and reducing Group II equipment. These strategic decisions have collectively resulted in substantial cost reductions.

Funding Data

The project will be funded with CSU Systemwide Revenue Bonds (\$4,786,000), CSU systemwide one-time capital funding (\$85,000,000), campus designated reserves (\$15,000,000), and donor (\$5,823,000).

California Environmental Quality Act (CEQA) Action

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to analyze the potential significant environmental impacts of the Integrated Science and Engineering building project, in accordance with the requirements of CEQA and the CEQA Guidelines.

The IS/MND concluded that the project would result in potentially significant impacts on Biological Resources, due to the removal of 0.04 acre of coastal sage scrub, which serves as habitat for the federally threatened coastal California gnatcatcher and potentially other special status avian species, and Tribal Cultural Resources, related to the potential for the unanticipated discovery of a tribal cultural resource on the site. Mitigation measures incorporated into the IS/MND as conditions of project approval reduce both potentially significant project impacts to a less than significant level. The IS/MND further determined the proposed project would result in less than significant impacts on the remaining environmental impact categories.

The Draft IS/MND was made available for public review and comment for a 30-day period from July 17, 2024, to August 16, 2024. No public comments on the IS/MND were received. The Final MND is available for review at:

https://www.csusm.edu/pdc/projects_construction/ise_csusm_is_fmnd.pdf

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 San Marcos Integrated Science and Engineering building project will benefit the California State University.
2. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to evaluate the environmental effects of the California State University San Marcos Integrated Science and Engineering building and confirms that the project will not result in significant impacts that cannot be mitigated, pursuant to the requirements of CEQA (Public Resources Code Sections 21000 et seq.) and the CEQA Guidelines. The IS/MND was prepared in compliance with CEQA (Public Resources Code Section 21080 and the CEQA Guidelines Sections 15070 et. seq.).
3. This resolution is adopted pursuant to the requirements of Public Resources Code Section 21081 and the CEQA Guidelines Section 15091, which require that the Board of Trustees make findings regarding significant project effects prior to the approval of a project.
4. The Board of Trustees finds that the IS/MND reflects its independent judgment and analysis and hereby adopts the IS/MND and approves the project.

5. Mitigation measures contained within the Final IS/MND and applicable mitigation measures adopted in conjunction with the Campus Master Plan Update EIR certified in 1988 shall be implemented, monitored, and reported in accordance with the requirements of CEQA (Cal. Pub. Res. Code Section 21081.6).
6. The schematic plans for the California State University San Marcos Integrated Science and Engineering building project are approved at a project cost of \$110,609,000 at CCCI 9907.