

Capital Planning Committee

September 19, 2016

Attendees

Jennifer Summit
Ron Cortez
Alvin Alvarez
Troi Carelton
Eugene Chelberg
Andrew Harris
Alan Jung
Thomas Lollini
Linda Oubre
Jason Porth
Michael Scott
Jill Anthes

Absentees

Keith Bowman
Luoluo Hong
Kenneth Monteiro
Judith Munter
Robert Nava
Jay Orendorff
Alison Sanders
Noriko Shinzato

Purpose

- What's happening on campus.
- We have a Capital and Improvement Program that we need to set up.
- Top of our list – In December, 2016, we will start sending out a “Call Request” asking what you see in your colleges that needs to be improved, so we can place these items on the Capital list and prioritize them, especially in regards to Health and Safety.
- Discuss Projects we are already working on
- Discuss Projects in regards to what is happening at the Chancellor's office and what they are funding

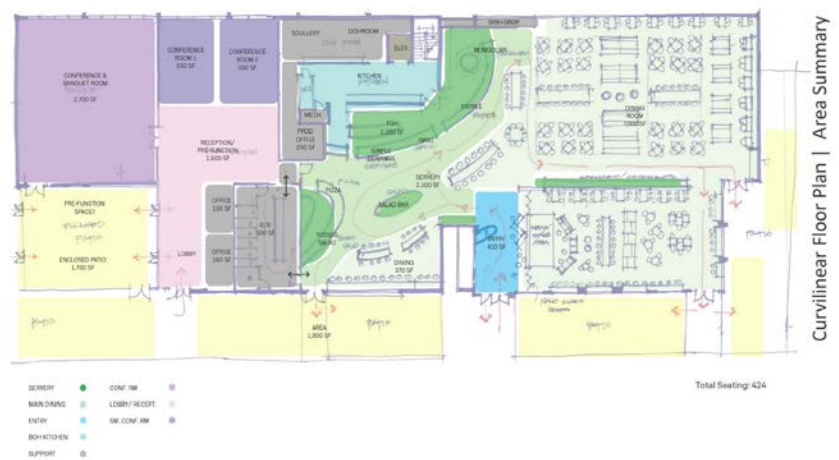
- Discuss things that need to be put forward, so we can add them to the Capital list and prioritize them, so we can get in front of them for the future

Project Updates

- Dining Center/ Sodexo Improvements
- Mashouf Wellness Center
- LCA
- Tapia Triangle
- Holloway 6

Dining Center/ Sodexo Improvement

- Working with Sodexo on improvements to the Dining facility.
- Sodexo has about 2 million that must be spent by next summer and another 3.7 million, some of which goes towards programs and the remainder of which is unrestricted and Ron has committed to the Dining Program.
- 25,000 students on campus and we currently house 4,000 students; this is an opportunity to create a center for the whole campus community.
- We will be opening up dining room by:
 - Moving dish room out of it and behind the kitchen.
 - Leaving entry where it is, but improve the flow
 - Clarifying if the food is opening left or right, so they can move through the food stations with a more flow
 - Improving food offerings – Samples of food offerings for students to try will be available on September 30th
 - Crossroads area could be closed off and open for events
 - On conference side, giving both small break out rooms and improving the number of toilets.
 - Adding a pavilion where the plaza is now, that would allow for an enclosed patio space or another meeting room in the future
 - Improving the landscape on the south side of the building, external patios, café seating etc.
 - Configuring reception area and pre-function space that is central so we can move in and out easier without going over to the edge the way it is now.



- We asked Sodexo Design and Build team to look not only at the interior Finishes and Furnishings, but also at their serving and overall use of the building from early morning to late night.
- These improvements would give them a place to hang out and it's tied to thinking about Club One space which will be vacated this summer and we will be prepared to open a Student Wellness Center- what kind of uses might go there and what kind of active areas that support Student life.
- Input session with students is scheduled for September 30th and a following one with Staff.

Science Building

- \$150 million
 - roughly 90,000 assignable square feet and about 140,000 gross square feet
- Focus is on Student Research/ Research based and lab focused
 - Building will be a resource for the entire campus, not just individual departments
 - Care research facilities and general assignment classrooms
 - Heavy focus on Chemical Engineering
 - 50% of the assignable square footage devoted to labs at this point and time
 - Labs are connected visually so you can see from one end to another
 - Emphasis on Graduate Research, Shared Labs, Maker Spaces and Large Lecture
 -
- We went through a number of different scenarios in working with the committee.
 - It's focused on student based research.
- It will have a Core research facility that will support the college and perhaps other programs and a number of general assigned classrooms as well
 - organized around the student research center for innovation and design
- There are Shared spaces like classrooms, student lounges, and Macro space, so that more students than just those in the labs can be invited into the space and use it
- Intra disciplinary nature of the building is what is at the key of the programming
- Over 300 Applicants for around the world sent in their designs

Challenges

- Planning
- Location – 19th and Buckingham
 - Far from campus, how can you make it “welcoming” and part of the campus
- Part of adding space on campus is justifying it to the CSU system. Right now it's anticipated that they would fund 30% of the total project cost. The other cost would be worn by the campus

- How long can we keep the Science Building on campus? Will there be pressure to close it in 10-20 years?

Creative Arts

- Completed Program Confirmation and Site Selection Studies
 - working on Project Costs
- Cost estimate of the project was quite high.
 - Construction Budget of \$34.5 million
 - Cost estimate came in approaching \$51 million
- There are a lot of things driving the costs up.
 - The market has been running at about 8% in San Francisco because of the volume of construction going on
- SFSU is not easy to get to with materials because of its location
- Suggested – Leave it at 50 million.
 - keep going down to the Chancellor’s office, this will only happen so often.
- Concerned about making the case to the Chancellor’s office
- Want to continue to push for 4th floor
- Communicated our situation to CSU
 - very likely that CSU will provide some augmentation.
 - need to start moving into ischemic design, so we can provide another estimate on the project.
- We have an additional \$2 million for equipment, original cost was \$5.7 mil

University Club

- 3500 square ft. – Opening Fall 2017
- Located in the Cesar Chavez center
- Engaged services of design architect to take the initial program targeting December 31st to have design completed and drawings done. Trying to be as effective as possible.
- Thinking we can do demolition over Spring Break, Construction over the Summer, Grand Opening in the Fall.

South Side EIR (Item C on the Agenda)

- Proceeding with Environmental Review for the Holloway Block 6 and Creative Arts Phases 1 and 2 projects Tapia Triangle.
- We have gone through initial meetings and received feedback.
- We have an “Initial Study” check list that can be reviewed online.
- A Public meeting is scheduled for October 18, 2016, 6:30-8:00 PM, in the Library to get people’s feedback.

Holloway Block 6

- 171,000 Gross Square foot
- 120 apartment style units
- 468 beds
- Working with large campus committee and PPD and Student advantages not funded through general fund.
 - Would be funded by private development company who will bare risks. The benefits to the campuses about 25,000 of ground floor retail and increase housing units. First of approvals in December. March 27th meeting for final improvement.
- Shovels in Ground in May
- Building open in Fall 2019
- Will include 46 Parking Spaces, but will increase residents by 200 people
 - ¾ of students who live there will be on Public Transportation
- Should consider Housing for Faculty which is a real challenge
 - Housing parking is not tied to a collective bargaining agreement
- Student Survey results looking for more communal and suite style living
 - Would sacrifice privacy, amenities and square footage for cost (a more affordable space). As they progress from Freshman to Senior, they want more privacy.
 - We're also designing for flexibility. So, if there's a desire for more residents we want the flexibility
- The housing can be marketed towards anyone
 - it is marketed more towards upper classman.
 - It is **not** a Resident's Hall.
- New Committee meeting every Friday afternoon which includes members from Student Affairs.
 - Schematic design must be completed before Trustee committee meeting in March

Comments

- San Diego State is building a new building.
 - Moving the Business Entrepreneur Center and the Zan Innovation Center, both of which are endowment funded and they're putting in a "Design Thinking" lab that they have not announced yet.
- Without increasing enrollment overall, sometimes it's more difficult to justify a new space with the system.
 - there will be a transition period and they may come back and make us tear down the Science building to rationalize the space, It's a dance we have to do with the CSU.
- Concerned about building footprint. We don't have enough money to build a very big building like the science building.
 - Trying to bring it to a point where we can bring it to the Governance committee, which is Co-Chaired by Ron and Jennifer, so we can discuss Scope and program.
- Not on the Agenda – Central Development of Concert Hall that we tried to price. Price came in low for an 800 Seat Concert Hall.

- 20-30 million range and they're working with donors.
- It would be easier to design them both together (Creative Arts & Concert Hall), but there are problems with that. Would like to collaborate.