AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **11:15 a.m., Wednesday, March 26, 2025**
Glenn S. Dumke Conference Center

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

Consent

1. Approval of Minutes, *Action*
2. San José State University Speed City & Spirit of ’68 Track Facility Grant Assignment Approval, *Action*
3. California State University, Bakersfield, Energy Innovation 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 Conference Center
401 Golden Shore
Long Beach, California

January 29, 2025

Members Present

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

Mildred García, Chancellor
Jack B. Clarke, Jr., Chair of the Board

Trustee Ghilarducci called the meeting to order.

Consent Agenda

The minutes of the November 21, 2024, meeting of the Committee on Campus Planning, Buildings and Grounds and agenda item 2, California State University, Chico Human Identification Laboratory Building Schematic Design Approval were approved as submitted, by roll call vote with ten in favor (Trustees McGrory, Ghilarducci, Adamson, Brar, Faigin, Guajardo, Ortiz-Morfit, Vargas, Clarke, and Chancellor García), zero opposed, and zero abstentions (RCPBG 01-25-01).

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

San José State University Speed City & Spirit of '68 Track Facility Grant Assignment Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Stan Nosek
Interim Vice President and
Chief Financial Officer
San José State University

Paul Gannoe
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This agenda item requests that the California State University Board of Trustees approve a resolution to accept the assignment of $9 million in grant funding and responsibility for the associated grant contract from the County of Santa Clara with respect to the Speed City & Spirit of '68 Track Facility (the "Project"). The grant funding is being provided by the California Department of Parks and Recreation for the development of a track facility and associated improvements at the Santa Clara County Fairgrounds which will benefit San José State University (San José State) and the surrounding community. The California Department of Parks and Recreation requires the form of resolution set forth in this item before they approve the allocation of all grant funds and the assignment of the terms and conditions of the grant contract to San José State.

This item is an update to the resolution approved by the Board of Trustees in May 2024 regarding this project and authorizing San José State to enter into a Memorandum of Understanding (MOU) with the County of Santa Clara for the purposes of pursuing the Project. The Project was initially proposed with the grant assignment to the County of Santa Clara. Under the terms of the MOU, the County and San José State were to work collaboratively with the California Department of Parks and Recreation to seek re-assignment of the grant and associated funds, terms and conditions from the County of Santa Clara to San José State. This item revises that proposal to allow for grant assignment and assignment of the terms and conditions of the grant contract directly to San José State.

Background and Scope

AB 103, chaptered on June 30, 2023, allocated funding in the amount of $9 million for the development of the Speed City & Spirit of '68 Track Facility at the Santa Clara County Fairgrounds. The funding is part of an appropriation to the Department of Parks and Recreation in the California State Budget Act of 2022-2023.

San José State University proposes that an approximately 9-acre area of the Santa Clara County Fairgrounds property, only a few blocks from the university's South Campus, be set aside and ground leased to the university to develop the Project in honor of the legacy of the university's Speed City and the Olympic Project for Human Rights. San José State proposes to use the $9 million grant funds together with university-raised funds to develop the first phase of a track and field facility with related amenities. This Project location directly benefits from other work co-located at the County site through mutually beneficial programming use and functionality.

The County of Santa Clara was the initial grantee under the grant agreement with the California Department of Parks and Recreation. An MOU was executed between the County of Santa Clara and San José State on April 19, 2024. An objective outlined in the MOU was associated with re-assignment of the grant to the University by the California Department of Parks and Recreation. Formal re-assignment of the grant to the University will shift all associated funding and requirements under the terms and conditions of the grant program to the University.

The Project is in conceptual planning stages, with the University exploring multiple strategies to advance the project that best aligns with University and regional need, with a priority of scoping the project such that a functional resource be available within the budget available. Early studies have indicated that phasing will be required.

Phase 1 of the Project is comprised of the following scope of work:

- NCAA Division 1 competitive track
- NCAA Division 1 field events inclusive of discus, shot put, javelin, hammer, steeplechase, pole vault, high jump, long jump, and triple jump
- Restroom facilities
- Track and field equipment storage facilities
- Parking at minimum as required for ADA access, loading/unloading, and service vehicles
- Speed City/Spirit of '68 signage and university branding within the design of the improvements
- Utility infrastructure pathways for future phases of the project as related to common trenches or should future infrastructure needs pass below improvements to be constructed

Future phases of the project will be constructed upon securing additional necessary funding.

Educational and Community Benefits

The Project will provide the primary track and field facility for San José State as well as allow for its use as a teaching and recreational sport facility by other university programs and for the community. Public access will be afforded through a variety of mechanisms that will be further defined in the future project discussion.

Fiscal Impact / Funding

The total budget for Phase 1 of the Project is currently estimated at $10.5 million. The grant funding of $9 million will be supplemented with previously committed donor funding provided by San José State in the amount of $1.5 million. San José State University will provide all additional funding necessary to complete Phase 1 of the Project.

California Environmental Quality Act (CEQA)

The resolution addressed in the item does not constitute a Project under CEQA and no CEQA action is necessary at this time. For future CEQA actions related to the development of the Project, the Board of Trustees of the California State University will act as Lead Agency and coordinate closely with the appropriate agency partner.

Recommended Action

The following resolution is presented for approval and reflects commitments and wording required by the California State Department of Parks and Recreation in the 2022-2023 Procedural Guide for Local Assistance Specified Grants – Capital (September 2022) (the "Procedural Guide") as a condition of the grant:

> **RESOLVED**, by the Board of Trustees of the California State University, that the University, as a grant applicant for the California Department of Parks and Recreation grant described above, will accept the assignment of the associated grant funds and grant contract, and that it:
>
> 1. Approves the filing of project application(s) for specified grant project(s); and
>
> 2. Certifies that said applicant has or will have available, prior to commencement of project work utilizing specified grant funds, sufficient funds, including those provided by this grant, to complete the project; and
>
> 3. Certifies that the applicant has or will provide sufficient funds to operate and maintain the project(s); and

4. Certifies that the applicant has reviewed, understands, and agrees to the Provisions contained in the contract in the Procedural Guide; and

5. Delegates the authority to the President of San José State University, or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the project scope(s); and

6. Agrees to comply with all applicable federal, state, and local laws, ordinances, rules, regulations, and guidelines.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Bakersfield, Energy Innovation Building Schematic Design Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Vernon Harper, Jr.
President
California State University, Bakersfield

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, Bakersfield (CSU Bakersfield) Energy Innovation Building.

Energy Innovation Building
Collaborative Design-Build Contractor: Swinerton
Architect: AC Martin

Background and Scope

CSU Bakersfield proposes to design and construct a three-story, 38,039 assignable square foot (ASF)/56,263 gross square foot (GSF) Energy Innovation Building (#73[1]) on an undeveloped site situated in the heart of the campus, south of the existing Science III building (#48), and north of the Student Health Center (#35). The new building will be the central hub of research and experimentation on the future of energy in the San Joaquin Valley and beyond. The Energy Innovation Building will support modern high-impact practices in teaching cutting-edge, collaborative, interdisciplinary research; facilitate more faculty and student research; attract funding; and engage community partnerships to increase student opportunities.

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

In the final 2022-2023 California State Budget, as a part of the schools and research component of the state's climate change funding, the Governor and legislature approved $83 million for the design and construction of this project. The Energy Innovation Building is aimed at research and development on carbon management and clean energy to address climate change through development of career pathways for students to enter technology and climate-related fields to serve as catalysts for expanded opportunities for all Californians. This project will also be key in bolstering regional economies and supporting the growing need for a highly skilled science, technology, engineering, and mathematics (STEM) trained workforce for all industries. This initiative will help prepare future engineers in energy and technology, equipping them with advanced knowledge and skills to launch their careers.

CSU Bakersfield is uniquely positioned to develop and supply the region with science and engineering talent as the only public four-year institution within a 100-mile radius. Kern County features almost 20,000 high-wage full-time jobs in local energy, aerospace, defense, and agriculture industries. The university has experienced notable enrollment growth in engineering and computer science over the years. Since the construction of the last science building in 2008, the college has added five undergraduate degrees to the school of Natural Sciences, Mathematics, and Engineering (NSME). Enrollment has since increased from 1,360 students to over 2,500 students. In the last year alone NSME enrollment has grown by 9%.

The project will include over 8,900 ASF of research space for Physics, Engineering faculty, students, and for the California Energy Research Center. The project will also include specialized teaching laboratories and support space for computing, materials testing, power systems, and thermals and petroleum engineering. The 19,190 square feet of research, teaching labs, and associated support spaces comprise 50% of the assignable square footage of the building. A 240-seat interdisciplinary multi-purpose room will provide a much-needed resource for campus events, including research symposiums, training conferences, engineering expositions, energy lecture series, and academic competitions. Designed for efficiency and maximum utilization, the new building will organize spaces by function while promoting interdisciplinary engagement. The third floor will be dedicated to department offices and support space as well as the new location of Extended Education and Global Outreach Division (EEGO) which will foster collaboration with the science and engineering faculty on workforce development needs related to clean energy. EEGO has already begun to work with industry partners and state agencies to identify and design future programs connecting adult learners and incumbent workers with employers in the rapidly changing energy sector. The first and second floors will feature teaching and research labs. On the exterior of the building, the landscape design takes advantage of the shady north side of the structure with hardscape and landscape areas that will provide outdoor gathering space for campus events.

The new building will be a three-story steel-braced framed structure. The exterior finishes are a combination of plaster and metal rainscreen system. To minimize solar heat gain, the west-facing and north-east facing windows are shaded with vertically-oriented metal shade fins and the main entries on the north and southwest are protected by overhangs. The proposed project is currently designed to meet CSU's Sustainability Policy requirements. Notable sustainability features include low-energy lighting design, low-flow plumbing fixtures, double-glazed windows, high insulation values for walls and roofs, drought-tolerant landscaping, and efficient irrigation systems. Additionally, the building will be fully electric and offsite solar energy will be generated through solar panels installed in parking lot A.

Timing (Estimated)

Preliminary Plans Completed	June 2025
Full Set Working Drawings Completed	April 2026
First Phase Construction Start	October 2025
Occupancy	August 2027

Basic Statistics

Gross Building Area	56,263 square feet
Assignable Building Area (CSU[2])	38,039 square feet
Net Useable Building Area (FICM[3])	50,039 square feet
Efficiency (CSU)	68%
Efficiency (FICM)	89%

Cost Estimate – California Construction Cost Index (CCCI) 9876[4]

Building Cost ($1,078 per GSF)		$60,631,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 25.79	
b. Shell (Structure and Enclosure)	$ 218.62	
c. Interiors (Partitions and Finishes)	$ 152.16	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 395.82	
e. Built-in Equipment and Furnishings	$ 55.26	
f. Special Construction & Demolition	$ 0.00	
g. General Requirements/Conditions and Insurance	$ 229.98	

[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).
[4] The December 2024 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Site Development	2,863,000
Construction Cost	$63,494,000
Campus Contingency	1,294,000
Fees, Contingency, Services	13,582,020
Total Project Cost ($1,393 per GSF)	$78,370,000
Fixtures, Furniture & Movable Equipment	4,630,000
Grand Total	$83,000,000

Cost Comparison

The project's building cost of $1,078 per GSF is lower than the $1,122 per GSF for the Engineering and Technology Commons project at Cal Poly Humboldt approved in January 2024, comparable to the $1,064 per GSF for the Engineering and Computer Science Innovation Hub at Cal State Fullerton approved in September 2024, and is slightly higher than the $915 per GSF for the Integrated Science and Engineering Building at CSU San Marcos approved in November 2024, all adjusted to CCCI 9876. The building's higher itemized cost in building services is due to the mechanical, electrical, plumbing, and fire suppression requirements for the building's specialized research and teaching labs.

The building shell is aesthetically designed and cost-effective. During the design process, CSU Bakersfield saved approximately $8 million in direct construction costs. The project team worked with the deans and faculty to optimize the program from 63,200 GSF to 56,263 GSF, while maintaining high-priority spaces and amenities for research. CSU Bakersfield implemented cost savings strategies such as using cold water from the central utility plant for building cooling, which saved the university $2 million in direct costs. Additionally, the design team incorporated a consistent lab planning module and structural bay for efficient program stacking and aggregated lab spaces. This approach enhanced building systems distribution efficiency, reduced the area requiring full exhaust, and isolated structural vibration criteria to the first floor for a more cost-effective design. Furthermore, CSU Bakersfield saved $2 million by identifying areas for plaster on the exterior, switching from a curtain wall to a more traditional window wall and storefront system, and simplifying flooring and ceiling systems. The rectilinear design of the building also contributed to structural efficiencies by streamlining the foundation and primary structural systems, thus reducing cost and improving the construction scheduling process.

Funding Data

The project will be financed with CSU Systemwide Revenue Bonds supported by ongoing 2022-2023 state appropriation of $83,000,000.

California Environmental Quality Act (CEQA) Action

The project is consistent with the 2007 Master Plan and analytical parameters considered in the Master Plan Update Final Environmental Impact Report (EIR) certified by the Board of Trustees in September 2007. No further CEQA review is necessary.

Recommended Action

The following resolution is recommended for approval:

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

1. The project before the Board of Trustees is within the scope of the Master Plan and analytical parameters as set forth in the previously certified Master Plan Update Final EIR.

2. Applicable mitigation measures adopted in conjunction with Campus Master Plan Update approval and EIR certification in September 2007 shall be implemented, monitored, and reported in accordance with the requirements of CEQA (Cal. Pub. Res. Code § 21081.6).

3. The California State University, Bakersfield Energy Innovation Building project will benefit the California State University.

4. The schematic plans for the California State University, Bakersfield Energy Innovation Building are approved at a project cost of $83,000,000 at CCCI 9876.