

**CAMPUS MASTER PLAN COMMITTEE
MEETING NOTES**

November 9, 2018, 3:00 pm to 4:30 pm, MSR 130C

Committee Members in Attendance:

Ellen Junn	President
Darrell Haydon	Vice President, Business & Finance
Fuji Collins	Vice President, Student Affairs
Melody Maffei	Associate Vice President, Capital Planning & Facilities Mgmt.
Rafael Espinosa	Associate Vice President/CIO, Information Technology
Amanda Theis	Provost's Office Representative
James Tuedio	College Dean, Arts, Humanities, and Social Sciences
Meggan Jordan	Faculty Member
Michael Bianco	Staff Member
Allysa Gonzales	USU Board Chair

Staff to the Committee in Attendance:

Julia Reynoso	Director, Capital Planning & Finance
Mary Van Eyk	Capital Planning & Facilities Mgmt.

Committee Members Absent:

Kimberly Greer	Provost
Michele Lahti	Vice President, University Advancement
Faimous Harrison	College Dean, Stockton Center
Gerard Wellman	Faculty Member
Chessie Robbins	Staff Member

Guests in Attendance:

Jill Tiemann-Gonzalez	Student Affairs
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I. Review of Meeting Notes from Friday, February 16, 2018

There were no comments or requested revisions. The notes were approved.

II. Approval of Charge to the Committee and Space Management Guidelines

Rafael Espinosa motioned to approve the Charge to the Committee, seconded by Allysa Gonzales. Approved as revised. Michael Bianco motioned to approve the Space Management Guidelines and Allysa seconded the motion. Approved as revised.

III. Review of Current Campus Master Plan Projects –

Darrell Haydon provided an overview of the current master plan, which was approved in 2009, and serves as a guide for projects on campus. This plan available on the University website. The dark blocks are existing buildings, while the light grey are future buildings. The 2009 plan will take the University to its master plan enrollment of 12,000 FTES. Darrell then turned the discussion over the Melody Maffei, to provide updated information on both the Library Renovation and the University Student Center.

- A. Library Renovation – On the master plan, there are two additions to the renovated building in the future, as the University gets closer to the master plan enrollment target. Originally, the project was submitted as an expansion and renovation on the Capital Improvement Plan, but the project was not moving up the list. Five years ago, this committee recommended the University submit the project as a renovation only to move it up the list, based on the Chancellor’s Office’s push to improve existing infrastructure. Currently, the project is late in the design phase. Melody showed a rendering of the new lobby off the Quad and followed with the fly-through video, providing commentary throughout to orient the committee through the designed building. Melody followed with a review of the project schedule. Occupants and books will move out in June 2019 and construction will go through May 2021. Melody then reviewed the surge space site plan.
- B. University Student Center – Currently, this project is in construction. Melody showed the committee renderings of the future building, to provide an idea of how the building will look when completed. The construction will run through November of 2019, with occupants moving in to the building in January 2020, reopening for the spring 2020 semester. The building will include food service and a bookstore.

IV. Review of Future Campus Master Plan Projects

- A. Five-Year Renewal and Capital Improvement Plan – Melody Maffei provided an explanation of the process the Capital Planning & Facilities Management Department undergoes each year. A list is generated by the department, with feedback from the CMPC, of three types of projects: deferred maintenance, academic, and self-support. A few years ago, the state changed how funding is determined. The CSU now determines how to fund projects. Each campus plans ahead a year to a year and a half. Last year, this committee prioritized Classroom Building II, Acacia Hall Replacement Building, and Bizzini Hall Renovation as the top three academic projects. Some questions that have arisen since the 2019/2020 Capital Improvement Plan was submitted are the existence of feasibility studies for the top priority projects. We are in the process of conducting feasibility studies for both the Classroom Building II and the Acacia Hall Replacement Building. Darrell Haydon indicated the University looked at renovating Bizzini first and then constructing Classroom II, but proceeding in this order means the campus will end up with less space and displace occupants with no home for them. Melody added that one of the lessons learned from the Library project is that surge space is extremely expensive and would be incredibly costly to move Bizzini occupants into surge. The Chancellor Office only allows us to fund one project per action year, but the CO is letting the University work on both Classroom II and the Acacia Replacement building. The feasibility studies help the University program these spaces and figure out exactly what is needed.

Another lesson learned from the Library project: the campus may be getting to a point that a student services building is needed. This committee needs to think about the possibility of inserting one of the Library additions onto the academic project list for student services. There is going to be a need by the time the campus gets to 10,000 FTES. Currently, there is no student services building by itself on the master plan. Allysa Gonzales asked what the plan is for Psychological Counseling Services long term, and if it

will be like the existing Student Services Building. Melody replied no, the name of the current building is a holdover from when that building was added to the campus.

Melody asked the committee if they are hearing about concerns amongst their colleagues on space or other potential projects on campus. Dean Tuedio from the College of Arts, Humanities, and Social Sciences is requesting a small stage with room for a larger audience in Drama, and additional small stages so that they can run multiple productions, rather than be limited to only a few productions per year. For this reason the Performing Arts Auditorium is on the list. Darrell added that the Chancellor's Office is working on a number of ways to fund capital projects. It is to the University's advantage to have a more aggressive list so that we are ready when funding becomes available. He asked the committee to think about both the Turlock and the Stockton campuses.

Jill Tiemann-Gonzalez asked if a renovation to the Amphitheater could be a project on the list. The President echoed the sentiment, adding that we are at our limit now in terms of capacity for commencement. Melody replied that this could be on the list. Jim Tuedio suggested adding a Music building renovation and expansion, including increased storage and faculty space, because they are currently on top of each other and fighting for space. The problem with that building is that everything revolves around the instruments. President Junn added a request for more active learning classrooms, with one of them able to accommodate larger class sizes. Meggan Jordan inquired about the computers in ESB 23. Melody the current plan for a Library ALC includes laptops and a laptop charging station. Ellen noted that in future classrooms, the furniture needs to be more flexible. Allysa asked if a general obligation bond is only for academic projects, to which Melody replied that they are voted on by the public and can only fund academic projects.

- B. Parking Structure – UPD is currently conducting a parking demand study. It is likely the parking structure will be moving up quickly. The traffic demand studies indicate the campus need to move towards the east side of campus to alleviate congestion on Crowell. Allysa asked how the parking structure will be funded. Melody replied the parking program will fund the project. For example, the revenue from the sale of parking permits will help pay for it. Darrell asked if it has been determined how many spaces the structure will have. Julia Reynoso responded that the parking demand study will indicate if the campus needs 500 or 700 spaces, and how many levels are needed to accommodate that number.
- C. Health Center Addition – There is a conversation occurring on campus right now, discussing combining health and wellness, rec (fitness), and psychological counselling into one center. Amanda Theis asked if the decision was made to build a Student Wellness Center where it would be located. Melody replied that a location has not yet been decided upon. We can add a new location to the master plan; it is just a process we would have to go through with the Chancellor's Office as a minor master plan revision. Darrell cautioned that a revision to the master plan is an onerous process, if it is a major master plan revision, being both costly and political in nature. Melody added that the campus would also have to do an environmental impact report. President Junn indicated that if the students are not interested in a student fee referendum to pay for

this center, we need to figure out how to build the larger Health Center ourselves. Fuji Collins indicated two similar entities were built at UC Merced, and suggested talking to the Chancellor's Office about taking out a loan. Melody replied the campus goes through this process with all non-state projects. The Chancellor's Office will sell State Revenue Bonds to fund the project, however, cash has to be in the reserves to demonstrate that you can pay off the debt. Darrell added that you also have to factor in the operational costs once the building is complete. The non-state project list will likely remain the same for the next Capital Improvement Plan submission. Putting Classroom II on the east side, the pathways and sidewalks will follow.

As a point of reference, Melody indicated the campus' number one academic project, Classroom II, is currently #20 on the system wide project list. The hope is that the plan to get general obligation bond funds will move the project up so much quicker. In addition, we hope our feasibility study will move the project up the list. Darrell mentioned that because Melody and her team have established a good reputation with the Chancellor's Office and Vice Chancellor Vi San Juan, demonstrating an ability to be good stewards with public funds, they have allowed our campus more leeway than they might not have otherwise.

V. **DBH Water Feature**

Julia Reynoso presented options for the DBH water feature. Currently, the pool at DBH is drained and not functioning. It has critical electrical, mechanical, and safety issues and input is needed on what to do with the area. The safety issues include the pool not being up to code and the charging panel is in the same vault as the DBH building's electrical. This was originally built as a pool but it is a very shallow one in a hot climate. The Turlock Mosquito Abatement District evaluated the water, and cited it was hazardous as a breeding ground for mosquitos carrying the West Nile Virus, so the University had to drain the pool. The options, as presented to the committee, are:

- Option One: Maintain it as a pool with resolved issues. The cons for this option are the cost, the use of potable water (not a sustainable practice), and the necessity of using of pool chemicals to treat the water. The pool uses 2.6 million gallons of domestic water a year.
- Option Two: Create a water garden. The cons for this option are the cost, and continued maintenance issues.
- Option Three: Turn the pool into a large patio with xeriscape plantings and seating, thereby increasing outdoor seating. The cons for this option are eliminating a beautiful water feature, and it is a higher cost option.

The general consensus was that option three was the best option as it would provide a location for an outdoor student charging patio and an inviting hub for students. Restoring the water feature as a pool was considered the poorest choice, as water is, and will continue to be, an issue in the region. Darrell suggested Capital Planning & Facilities Management take this item back to ASI/USU.

VI. **Other Discussion**

Rafael Espinosa raised a concern about the trees in the DBH Quad: the trees appear to be dying. Students would like to see a shade canopy. Melody Maffei replied that the department is considering adding a temporary canopy with seating and Wi-Fi during the Library renovation. One of the concerns voiced by students was that they want more shaded, covered seating while the Library is closed. This solution could help address that concern.

VII. Next Meeting Date – TBD

VIII. Adjournment

Date: November 9, 2018

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