

Master Plan Committee (MPC) 9/25/2023

Present Committee Members:

Dave Bradford, Cody Frye, Mari Strombom, Emily Seems, Tom Satterly, Steve Cottingham, Christa Johnson, Virginia Fanning

Absent Committee Members:

Tom Biedscheid, Jan Nerger, Brendan Hanlon, Santiago Di Pietro, Tamara Alexander, Blanche Hughes, ASCSU president

Ex-Officio:

Derek Dictson, Mike Rush, Julia Innes, David Hansen, Jessica Kramer, Beth Walker, Jillian Zucosky

Agenda Item 1 (Mike Rush, Mari Strombom, Beth Walker):

- *For Approval* – Allison Hall Additions and Renovations, a partnership between Housing & Dining Services (HDS) & College of Business (COB)
 - Pre-Pandemic Planning and Pandemic Impacts (Had a plan but pandemic changed the plan)
 - 2014 CSU master plan & 2009 HDS master plan for grounding
 - Meridian Village – suspension/cancelation
 - Post Pandemic Planning (changed pre-pandemic plan)
 - Allison Hall Additions and Renovations
 - Collaboration on the Center for Entrepreneurship and Innovation
 - Living Learning Center
 - Site Locations:
 - Meridian Village site (immediately north of Stadium)
 - Site immediately adjacent to Laurel & COB area
 - Timeline of project changes
 - HDS ready to add beds to prepare for enrollment growth through Meridian Village project.
 - Plan was to break ground May 2020 for Meridian Village.
 - Did some site preparation but didn't start construction process or break ground.
 - Project put on hold and the hold was extended.
 - Consideration for market demand, cost escalation, current bond rates.
 - Recommendation to President Parsons to cancel the Meridian project. It was too expensive. Last Cost analysis of Meridian Village was \$278–\$305 million to add 1500–1600 beds, subtracting 400 beds from Newsom. The Performa didn't work and quality of construction, so began to move toward concept of using existing facilities.
 - Asked - what can they do with their current bldgs.? How to add additional bed space? How to address deferred maintenance? More sustainable and affordable to renovate a current facility and gain beds slowly and more strategically.
 - Determined Allison will remain in current location. Considered growth for COB and additions to east and west sides of their existing facilities and how would that work with Allison in current location.
 - In 2014 master plan, identified a living learning community with COB & Housing. Allison Hall can do the same thing, retaining current structure and revitalizing it.

- 135,000 sq ft to add for future growth, keeping with existing bldgs. on site.
- Study of Allison Hall, Parmelee, and Braiden – can add 244 new beds when adding a fourth and fifth floor addition on that site. Eventually decided on 225 beds, pulling fifth floor back from COB and south entrance of Rockwall West.
- What if truncated northeast wing of Allison, where might additional beds occur on Allison site?
- Incorporate enhanced greens space, with Allison remaining and potentially moving arcade in center section.
- They are studying several options. Last option explores notion of pulling back northeast wing to open up area of Rockwell West and Allison. Not identified in current budget though, would need additional funding. Reasoning is because the beds that would be lost and the impact it would have on the Performa. HDS can only carry certain amount of expenditure and the loss of beds would be a negative impact on overall project Performa.
- Project Opportunities & Options
 - Try to carry 10% estimated contingency in early stages of development. Develop alternates that may find their way into overall project budget. Some options include:
 - Additional revenue generating beds
 - Pop-top addition of the center section to accommodate additional 15,000 GSF.
 - Help to employ a center for entrepreneurship with COB with positive impact on living learning community.
 - Deconstructing portion of northeast wing, to open aspect between COB and Allison.
 - Enhanced renovation of center section of COB.
 - Case Study: Added fourth floor in 2012–13 to Braiden and Parmelee, including extensive exterior revitalization (area between wings). Incorporated biophilic design, so bldgs. function in a way that lend themselves to wellness using nature.
- College of Business Opportunity
 - Beth Walker interested in idea of living and learning center around innovation. Familiar with Lassonde at Utah (<https://lassonde.utah.edu/>). Wants to create an innovation hub for whole CSU campus, to get new students here, a true partnership between HDS and academic programs, where students want to stay longer than their first year.
 - “Innovation Alli” – 15,000 sq ft for a maker’s space, collaboration space, space to spawn startups, deepen collaborations with community, occurring at intersection of disciplines to build reputation strategically around innovation entrepreneurship.
- Benefits
 - Increased partnership with COB and other colleges that HDS has not yet engaged with.
 - Provide additional beds on campus.
 - A lot of deferred maintenance
 - Most residence halls built in late 50s, 60s, and early 70s.
 - Extra beds will allow HDS the space to take current beds offline to do the deferred maintenance and accommodate first year students’ needs as enrollment grows and house returning students.
 - More sustainable to renovate an existing building. Allison is more durable than new construction, invest in it instead of taking it down.

- Will revitalize existing bldg. and revitalizing so that students feel they are like brand new facilities. May be a platform going forward for Ingersoll, Edwards, and Newsom.
 - Braiden and Parmelee revitalization didn't touch the resident hall rooms. For Allison, the residence halls would be revitalized, so it would be a full renovation and addition.
- COB Enrollment growth is up 32-34%. They are out of space. Alternate for the center section on second floor of Allison is to put classroom space in some of the 15,000 sq ft space rather than build onto west side of Rockwell West.
 - Mike Rush adds – once the general contractor design build firm is under contract and moving forward on the project, that's the most economical time to add it in for the scope when they are already mobilized.
- In summary, scope of project is to add 225 beds. Established process is that MPC weighs in to discuss pros and cons before going to Board of Governors (BOG). Planning to take Allison Additions & Renovations Program Plan and Plan of Finance to October BOG mtg for consideration.
- Discussion & Questions
 - Dave Bradford asks – How many more people living there would bring vehicles, or increased traffic from community engagement or new faculty? From a planning perspective, there is no extra capacity on north end for parking. What other needs may be required in the area to make it successful for people to get there? What alternative modes would CSU need to manage to make it successful?
 - Beth – it's people there 24/7, embedded in the living learning space (which will be most of the traffic). Do want to consider these questions for if the community comes in. There is the major parking lot nearby that could be used. Expect that the vibrancy of the space will be delivered because of the people living there. Classrooms would bring more students into the space. Other groups (social ventures) could potentially occupy the space. Activity is central to making this successful. Will work out the details on parking/transportation modes.
 - Mari Strombom acknowledges that Christie Mathews who is the rep on the Parking Committee has already raised the question of where they will park. This needs to be explored with the design build team.
 - Dave Bradford – 32-35% expected to bring vehicles from housing perspective. The unknown part is would we bring people who are already on campus, or would the project bring more people/vehicles – who and how many?
 - Gargi Duttgupta asks – How does the addition of 225 beds impact parking? Is there even the capacity at the LSC parking lot?
 - Mari Strombom – Need to explore this with design build team. 30-35% current residential students bring vehicles. HDS is trying to reduce parking needs due to the limited spaces available or ask students if they only need vehicles on weekends, can they park in remote locations.
 - Tracey Abel asks – are there a lot of grad students at Lassonde? What is the after-hours parking like at the LSC and library parking lots?
 - Beth Walker – Lassonde has been in business since 2016. They carefully manage who lives in Lassonde studios. They do include first year students to PhD and grad students. We can learn from their model, their experiences, and mistakes.

- Mari Strombom – There have been some tensions between their HDS and COB as they figure out needs and we can learn from those lessons learned.
- Mike Rush – There’s been some COB planning/discussion for an addition immediately south of the east addition to existing Rockwell Bldg. that had two layers of parking to begin to address with future development. How were we planning to accommodate need for additional parking for the Meridian site?
 - Rebuilt Hughes Way to accommodate.
- Steve Cottingham asks – Will existing beds go offline for a year?
 - Mari Strombom – Yes, Allison will be offline for two years to do the addition and full renovation. Have added beds to the current inventory – sold the larger single rooms as economy double rooms. Assessment of how popular they are – do they keep them long term or just during renovations?
- Steve Cottingham asks – What is the next step after Allison?
 - Newsom, Edwards, then Ingersoll
- Gargi Duttgupta asks – Is it a given that we would add two floors on all four wings.
 - Mike Rush – The fifth floor would probably step back away from Rockwell. The two additional floors are 244 beds if replicating what is done on floors 1-3, but if we pull it back then it is only 225 beds.
- Tom Satterly – The Aylesworth/Meridian Village site was cleared and now 80% is used for a parking lot built across from the stadium to accommodate returning students after COVID. 20% of the site is not in the best visual representation of CSU. FM gets feedback on the “abandoned” yard. What could we do with site? Screening on the fence, to give a better visual of campus?
 - Mike Rush – Once Allison project is approved, Administration will want to focus on reclaiming the site in a more impactful way, to enhance the site from landscape architecture perspective.
 - Mari Strombom – From the HDS perspective, the university needs to decide the best use of that space. Would love for it to remain in housing district on that side of campus. Realistically a project is many years out. If there is a higher need for something else there, need to be mindful of the isolation that it could cause Braiden Hall because then it would be the only residence hall east of that site.
- Tom Satterly is seeking ideas for the immediate interim. Currently boulders and weeds.
 - Sculpture garden
 - David Hansen has had preliminary discussions with Outdoor Services team about how to green up the space. However, with the deconstruction of the building, many of the utilities were removed. Would need to understand how to irrigate the site to make it viable. There was screening on the fence, but it deteriorated over time and has been removed.
 - Tom asks – Could MarComm look at it for visuals? “Find your energy” Branding banners up temporarily. The fence is there but it needs color.
 - **ACTION (Emily Seems)**: Will bring this need back to MarComm to discuss.
 - Steve Cottingham – The vendor who did the soccer screen was cost effective.
- Gargi Duttgupta – regarding the additional two floors, there has been past talk about line of site from COB. How do they propose to accommodate line of site? Is there ample

infrastructure? Roadways, parking, utilities, etc. 225 beds add more restrooms and other needs. Those are considerations to be part of the discussion.

- What is the square footage?
 - 91,000 sq ft
- David Hansen asks – What does dining look like for a resident there?
 - Mari Strombom – HDS hired a consultant to look at what is the future for residential campuses. COVID has changed what that looks like. Will need to put something there. Some food options needed but not full eating facility. COB also wanted some food there.
- Virginia Fanning asks – How much of the 15,000 sq ft would be taken by the food?
 - Mari Strombom – The design build team will dig into that more. Looking at dual or multiple usage of spaces.
 - Beth Walker – Having people in the space all the time is key to the success.
- Gargi Duttgupta reminds MPC that HDS is auxiliary and COB is RI, so that will impact how Facilities operations are handled within the space.
- **Christa Johnson motions to:**
 - **ACKNOWLEDGE MERIDIAN VILLAGE PROJECT SUSPENSION, CANCELTION, AND THAT ALLISON HALL REMAINS OPERATIONAL IN CURRENT LOCATION. RECOMMENDS THAT ALLISON HALL BE REVITALIZED WITH ADDITIONS TO ACCOMMODATE ADDITIONAL BEDS AND THE CENTER FOR ENTREPRENEURSHIP AND INNOVATION.**
 - **Steve Cottingham seconds the motion.**
 - **Everyone is in favor. None are opposed.**
 - **The motion is passed.**

Agenda Item 2 (Tracey Abel):

- Clark Renovation Updates
 - Clark's design team and steering committee is with the Classroom Review Board this week.
 - Where we are today with the project is very close to the verified program plan. The program plan talked about A-wing and 140,000 sq ft addition. As they met with users it is now closer to 120,000 sq ft for the addition.
 - **ACTION (Julia Innes):** Include program plan verification with mtg minutes.
 - Clark Renovation approval \$136.5M to BOG.
 - Design & Construction working on \$135 M.
 - Up to Admin for the \$1.5M for how that is looked at moving forward.
 - 4 phases of funding (within the \$136.5M)
 - **Phase I: A Wing – Late 2024 through Fall of 2026**
 - There was a remodel to A wing in 2008-2009 to upgrade to 2008-2009 standards, remodeling all classrooms. So in current renovation, they will not be remodeling the classrooms.
 - Basement – full remodel
 - Upgrade to MEP
 - Exterior Envelope as it ties to new B wing.
 - **Phase II: Demo of existing B, dependent on swing space and lead-time; estimated to be mid-summer 2024 – Fall 2024**

- 120 offices to relocate. Checking lead times on MEP/mechanical units. Still working through logistics that impact schedule.
- **Phase III:** New B 120,000 sq. ft. infill; estimated Spring 2025 – Summer 2027
- **C Wing** is not being touched within the funding available
 - What happened with inflation, the cost is extraordinary. Will have to strip down totally to bring it up to code and it just isn't viable.
 - C will become office space.
- A Basement Space Allocation – Colors on PowerPoint slide represent different user groups.
 - Archeology – lab and space storage, trying not to move plumbing.
 - Halls will stay in same locations.
 - Some interior rooms will be gutted and abated.
 - All restrooms in A will be updated for accessibility.
- B-Wing First Floor
 - How to utilize classrooms without touching much.
 - Grad students in open space with modular furniture to keep costs down.
 - 300 for large classroom, 80-100 students per classroom (4 additional classrooms)
 - Getting from A to C is very difficult. Adding two elevators in center core, one close to B. Existing elevator in A. A-wing has two floors, C-wing has three floors.
 - Two new larger restroom banks in between A and B. Existing restrooms in A may become gender neutral restrooms or lactation rooms. Looking at this from perspective of the whole bldg. and its needs.
- Estimated Timeline
 - Phase I Late 2024 – Fall of 2026
 - Phase II mid-summer 2024 – Fall 2024
 - Phase III Spring 2025 – Summer 2027
- Gargi Duttgupta asks about site plan – where will the staging area be?
 - Tracey Abel – We're not even at Schematic Design. Will stay within basement of A and then they will put together a site plan.
- B Wing second floor
 - Space modeled after Biology and BSB for collaboration spaces and open connective space
 - Archival display piece – what archaeology is doing downstairs, maybe a traveling piece, so students can re-engage with it, how to have it tell the story.
 - Dean Withers would like to tie the sustainability story to all the colleges and how we keep students engaged and how we sustain what we are doing as the university, building strength among the students.
 - Get branding consultant on early to help inform some of the architecture.
 - Tell the story of the whole campus. A lot of people will need to be involved.
 - Patio off to the east, how to engage with the quad.
 - Speaking engagements. Could the quad be used differently?
 - More active side to be on west side, east side quieter and contemplative.
 - Relocation of the entry. Team will go to Design Review Committee (DRC) in late Oct.
 - How to define the front doors?
 - Wayfinding will be huge.
- B wing third floor

- Utilitarian but creating collaboration and interdisciplinary spaces.
 - Still working through connectivity between the two bldgs.
- B wing fourth floor
 - Opportunity to see out west, will be higher than the library.
 - Study spaces
 - West facing patio on fourth floor.
 - Several offices
- Mike Rush asks – Programmatically are they looking at a multi-tiered classroom?
 - They are meeting today in Classroom Review Board to decide what is needed in the space and make sure meeting all ADA requirements.
- Gargi Duttgupta asks – Will there be a good point when the design is finalized, and it could be present once more to MPC?
 - After going to the DRC, MPC is interested in seeing it at that point. We will invite Tracey to return.
- Mike Rush – It was sold to legislature that we would revitalize the outside as a signature building. How to do that within the constraints of the budget? Don't want to forget about the larger effort, want to keep in mind that it needs to be a transformative project from an exterior architecture perspective. Tracey will bring this comment back.
- Gargi Duttgupta – regarding the articulation of spaces and the 2nd floor east side quieter space mentioned before, it would be good to see how that interacts with B, could add so much dynamic opportunity.
 - Tracey Abel agrees. The student center was planned as a main throughfare, and it will probably need to be the same for Clark – will need to anticipate as many students as possible loading in and out with the intention of turnover and how much use occurs on daily basis in that building.
 - Mike Rush – Could use a wayfinding element like in LSC, a stone wall that carries the same element 3-dimensionally from the exterior to interior, could potentially work here as well.
- Gargi Duttgupta – how does the fourth-floor work, since it is proposed to be taller than library, and what opportunities might there be?
 - Tracey Abel – They have discussed a little about if there is any possibility to go out over north or south. What opportunities? What is the weight?
- Steve Cottingham – recommends doing some communication about the relocations, since there is some anxiety around it.
 - MarComm has heard something similar and had discussion on postcard mailings and chats about this – how to be transparent about the process.
 - Tracey Able is wondering if people are being directed to the liberal arts webpage. Wants to make sure they are also addressing that and confirm who will give updates.
 - Emily Seems – Dell Rae Ciaravola is working on postcards and transparency of the process. Also, about the staging of equipment eventually. There are also questions about sheer construction across campus and who gets the resources and who doesn't. How to communicate the structure of the university, the economics and drivers, the impact to the university and its reputation, overall construction, and how to incorporate the residential piece into the larger communication piece.

Agenda Item 3 (Gargi Duttgupta & Dave Bradford):

- TDMP Updates
 - Presented but didn't get many comments.
 - There is a grant associated with the project and consultant team on board.
 - They want to be able to gather all the comments and close the loop to finalize it with everyone's input even if not formally adopted since there is not a new reiteration of the master plan yet.
 - The consultant did some tweaking to it based on comments received back.
 - Will put out info on final draft version. Will use it as a reference point on what PTS is doing, but not formally adopting until master plan process is ready. It's not 100 percent but based on consultant recommendations.
 - Gargi Duttgupta – Transportation and parking have a huge impact on these projects. This should be shared with any new projects coming on board.
- Future Meetings
 - Members voice preference for in person meetings. There are more interactions with less distraction.
 - **ACTION ITEM (Julia):** Will schedule upcoming meetings for in person.