

FACILITY PLANNING COMMITTEE (FPC)

NOVEMBER 3, 2017

12:00 P.M.

FPC MEETING

PRESIDENT'S CONFERENCE ROOM

AGENDA

1. Call Meeting to Order –12:00 pm

ACTION REQUIRED:

2. Recommendation on location of New Student Union Building

CCC Confer is available for anyone unable to attend in person:

Dial your telephone conference line: 1-719-785-4469*
Participant Passcode: 689271

*Toll free number available: 888-450-4821

Participant Conference Feature

*6 - Mute/unmute your line

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Urgent Update on Status of Student Union Building

Please understand that this situation is rapidly developing. Because several State agencies are involved, CR often has no control over timelines or changes to plans and timelines. These plans and timelines should be considered “preliminary draft” and subject to change.

Background on Student Union Building

- CR contracted with Laco Engineering on 8-14-2015 for 38 seismic borings around the Student Union building.
- The State’s geologist, California Geological Survey or CGS, has the authority to declare that a State building is unsafe due to seismic issues. After reviewing Laco’s report on the borings, CGS requested additional data and testing, but CGS did not issue any adverse action at this time.
- After reviewing the additional data, on 2-2-2016 CGS requested a “ground motion study”. This was the first time that CR had been asked to complete a ground motion study, and Laco did not have experience with this type of testing. JP Singh & Associates prepared the ground motion study. Before the ground motion study was completed, CR was hearing from CGS and DSA that the Student Union building needed some foundation work to stabilize and strengthen it seismically, but CGS and DSA were not recommending building replacement.
- The results of the ground motion study showed serious problems with “liquefaction”. Liquefaction occurs when the bedrock under a building gets broken up by many small seismic tremors and loses its strength and support. Then, during an earthquake the ground loses support and acts similar to a liquid and the building can rapidly settle. The study showed liquefaction issues at the northern half of the building. The southern half (where the bookstore is located) was not a problem.
- On 9-18-2017, CGS stated, “The consultants should evaluate the potential for liquefaction in shallow soil layers to impact existing building footings, considering the strength of the shallow soil in their liquefied state, and provide mitigation recommendation, as necessary.” Laco engineers were asked to review CGS’s comment and provide a recommendation.
- On 10-25-2017, Laco responded, “Demolish the SUB [Student Union Building], perform exploration to develop geotechnical design criteria for a new SUB, and , if necessary, implement the cost-effective liquefaction mitigation technique best suited for the site, for the new building.”
- On 10-26-2017, during a meeting, CR was informed that the north portion of the Student Union building needs to be vacated by students. Employees may continue to work in the north portion, but students, student workers, etc. cannot be required to enter the building.
- Over Winter 2017 break, CR will relocate services currently in the north and west end of the building and post signs to the effect that this section of the building does not meet State seismic standards for school buildings.
- Following are the current draft plans for relocating services temporarily for about two years until the new building is ready, subject to change:

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- The Dining cafeteria will be closed and relocated to the bookstore area which is seismically cleared space. Food will continue to be prepared in the kitchen and then served to students from the bookstore area.
- The Multicultural and Diversity Center will relocate to LRC 103.
- The Veterans Center will relocate to the PE building. The plan is to relocate either to the vacated weight room space or to a space in the pool area next to the new weight room.
- The bookstore will be relocated to the southwest corner of the LRC in the area behind the circulation desk. A wall will be constructed and an outside entrance door will be added. This work will require an architect and DSA approval. We have received verbal assurance that DSA will fast track the approval process due to the urgent need to vacate the north end of the Student Union Building.
- The restrooms at the north end of the Student Union will be closed. The restrooms just south of the current Veterans space will remain open.

Action Item

The Facilities Planning Committee is asked to vote on a recommendation to concur with administration's plan for the replacement Student union building next to the Theater (Performing Arts Center), as follows:

- The Chancellor's Office and the Department of Finance have agreed to fast track funding for the replacement building by designating it an "A" priority which is more serious than an "A3" priority. Therefore, funds could be released to start architectural plans in early 2018. CR has identified an architect who has completed plans quickly in the past and been able to obtain DSA approval quickly.
- Thus, it is a priority for CR to complete the necessary reports to request A priority funding for the replacement building. Having FPC's recommendation will help move the process forward quickly.
- CR is running out of seismically cleared space at the Eureka campus, so there are very few options for a replacement Student Union Building.
- CGS has approved of a site next to the new Theater building for a replacement Student Union Building. This location will be near the residence halls and nearer to the end of campus where the new Creative Arts building and the new PE complex will be built. The Student Union Building will be smaller, will be "L" shaped, and may even be connected to the Theater by a breezeway. This would allow for some outdoor covered tables and chairs. CGS has not approved of any other location. Advice from our architect is that there is not sufficient space to locate the new Student Union with the new Creative Arts and PE Complex.

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Background on New Building

- The State has agreed to fast track funding for a replacement building. Best case scenario would be the replacement building would be ready to occupy in under two years.
- The State is agreeing to pay for everything, except for the Dining kitchen and serving area. This is because this area generates revenue. Therefore, CR will need to provide two to four million towards the new building. CR is looking for a new kitchen that will meet program needs, but which will be smaller and less costly than replacing the current kitchen at like-for-like. CR may consider a student union fee of up to \$10 per academic year which could generate about \$45,000 a year. That could be used to pay back a COP. Funds from the potential sale of the Garberville site could be used. Measure Q budgets could be rebalanced to reallocate funds to a replacement Student Union budget. This would take funds away from the small number of projects remaining in Measure Q. Other options may be available.