A Focus on Facilities

By the end of summer 2019, three different building construction projects will be underway on campus: the new Science and Innovation building; a new Living Learning building for residential students; and a new Innovation and Instruction building. As exciting and much needed as these new buildings are, both individually and collectively, please know that staff within the Division of Administration and Finance charged with bringing these projects to fruition recognize and appreciate how challenging new building construction projects can be from time-to-time. We are committed to continuing to do our utmost to reduce negative impacts on our instructional programs and on the campus as a whole and greatly appreciate everyone’s ongoing understanding and support.

New Innovation and Instruction (I & I) Building “Make Ready” Work Is Underway

In preparation for the construction of the Innovation and Instruction building the demolition of the Small College Complex (SCC), a “make-ready” project is underway to reroute existing utilities in order to maintain communication and electrical services to existing infrastructure, including fire hydrants, emergency phones, pedestrian and parking lot light fixtures, parking permit dispensing machines, the Parking Services Information Booth (north of SCC), etc., during and after the demolition phase. When will the SCC buildings be demolished? Demolition will start late May and continue through early July 2019! Once the existing occupants have moved, additional “make ready” work is required before the demolition work will become visible to members of the campus community, including removal of door locks and furniture, as well as interior flooring, pipe insulation and removal, etc.
Upcoming Office Moves and Creation of a New Student Success Hub

More than 30 offices and 140 faculty and staff currently housed in SCC, Welch Hall, and the East Academic Complex are moving to new locations by the end of April 2019. The timeline for these moves is tied to the demolition of the SCC. Many of the offices currently located in the SCC are relocating to a new Student Services Hub in University Library North, while other offices currently located in SCC are moving to Welch Hall and other locations, while departments previously housed in Welch Hall and elsewhere move to the Library North Student Success Hub and other buildings. Office moves were determined with an intentional focus and objective of creating a new Student Success Hub in space made available via the relocation of infrequently used books and other library materials from the third and fourth floors of Library North to specifically-designed high density book storage areas on the first floor of the Library.

Co-locating multiple areas focused on providing high quality programs and experiences for our students in a single location, while maintaining the identity of each area is designed to provide additional convenience, connectedness, and accessibility to campus resources for our students.

To help everyone keep track of all of the upcoming changes, University Communications recently developed a campus webpage featuring information on scheduled move dates and new locations for each office scheduled to move by the end of April. To view, please click here.

Please note, the College of Education building (SCC building 14) will not be demolished this summer and the College of Education will continue to reside in SCC building 14 through the end of construction of the new Innovation and Instruction building. Construction plans for the new I & I building include the demolition of SCC building 14. However, this will not occur until the end of the I & I building construction period and the relocation of College of Business and Public Policy faculty and staff from the Social and Behavioral Science (SBS) building and elsewhere, at which time College of Education faculty and staff will relocate to the SBS building.
Expanding Our Student Living-Learning Community

The first new building that will be completed and ready to serve students is the addition of a new 500 bed living-learning community for residential students.

Currently under construction on University land located off Birchknoll, between Parking Lots 2 and 7, the new learning community includes a large commons building with multiple areas for student engagement and interaction in addition to smaller commons areas on each floor of the main building.

Underground utilities work is in progress and will continue through mid-April, as is work on the foundations for the commons and main buildings, which should be completed by the end of April, after which, work on vertical building framing will be initiated.

New Science and Innovation Building Completion Remains On-Target

Despite the series of recent rainstorms that hit the South Bay over the last several months, good progress continues to be made towards the completion of the new 90,000 GSF Science and Innovation building, which will provide improved science teaching and research laboratories for Chemistry, Biology, Physics and new laboratory space for the Center for Innovation in STEM Education (CISE). In just approximately eight short months, before the end of the fall 2019 semester, most of the construction will be completed. During spring 2020, faculty will begin testing laboratory equipment and moving into the new building, with the first classes scheduled in the new building in summer 2020.
New Campus Drinking Water Quality Assurance Program

Risk Management/EHS is implementing a new drinking water quality program designed to ensure all campus drinking water sources exceed federal and state standards. Key elements of the program include regular testing of all campus drinking water sources, taking off line any drinking water source that does not meet federal or state standards, and replacing campus drinking fountains with new hydration stations and installing filtration devices on other drinking water sources.

Drinking water testing was conducted in phases with the first phase focused on the Child Development Center, Infant Toddler Development Center and Loker Student Union. The second phase focused on buildings constructed prior to 2000 including University Housing. Testing of the two newer campus buildings - Welch Hall and Library South - will be completed by May 2019. Of 290 drinking water sources, four tested at levels above the action level established by the Environmental Protection Agency. These drinking sources are no longer in service.

Additionally, in partnership with the CSUDH Office of Sustainability, a plan to replace all existing drinking fountains with new hydration stations is in progress and will be shared with the campus community in the near future. Further information on recent drinking water sampling and testing is posted on the Risk Management/EHS webpage, which also provides additional information on future testing and the timeline for hydration station and drinking water filter installation.

https://www.csudh.edu/rm-ehos/environmental/drinking-water-quality

LaCorte Hall Heating and Air Conditioning

LaCorte Hall will soon undergo a conversion and upgrade of the existing pneumatic controls for heating and cooling to a direct digital control (DDC) system that will support increased monitoring and optimization of the building systems. In addition to enhancing temperature control, ventilation, and comfort for students, faculty and staff, the upgrade will provide increased efficiency and reduce utility costs by as much as 15 percent for LaCorte Hall. The project is funded via a grant from the Chancellor’s Office that recognizes the continued leadership of Facilities Services and in particular, our Engineering and Sustainability team in advancing campus energy efficiencies and reducing our carbon footprint.
A Top-Notch Recital Hall

Earlier this semester, a much needed renovation of the Recital Hall in La Corte Hall was completed, significantly enhancing the student learning environment via upgraded aesthetics, functionality, and acoustics of the venue. The renovation of the facility also provided the opportunity to add technology and equipment necessary to create a film screening room and a new control booth for lighting, sound, and projection has been added. In addition, the stage and access ramp to the stage were rebuilt to meet ADA requirements and both the men’s and women’s restrooms adjacent to the Recital Hall received an overhaul, including providing enhanced ADA restroom access and privacy. The newly renovated space now provides a learning environment that better supports preparation of our students for careers as professional musicians, filmmakers, and other fields within the performing arts.

University Theatre and Swimming Pool Repairs

Theatre and dance faculty and Facilities Services managers have been actively engaged in working with an external theatre design firm to develop specifications for a new rigging system that will replace the existing original equipment used to control theatre scenery, curtains, and other moving components of stage productions. Specifications also have been developed to replace the existing lighting grid system in the Edison Theatre. Both the rigging system for the University Theatre and the grid system for the Edison Theater are expected to be completed in advance of the fall semester, at which time the University Theatre will reopen for public productions and performances.

A scope of work and cost estimates have been developed to repair the University swimming pool and we are actively engaged in identifying potential funding sources for these repairs. In the interim, Kinesiology courses previously using the pool continue to be scheduled off campus at the City of Carson swimming pool located less than two miles from campus.
Battery Storage

CSUDH has a long history of implementing energy conservation and utility management projects, resulting in savings for the campus, while reducing environmental impacts by addressing issues of consumption and the use of natural resources.

Another recent example of this is the installation of a cutting-edge technology battery storage project, the largest of its kind in Southern California, that stores and releases energy to the campus during peak demand periods, reducing the campus’ time-of-use costs by an estimated $80,000 in projected savings annually. This project, which required no up-front investment by the campus, has won several awards for its use of an advanced artificial intelligence program to optimize performance of this already cutting-edge technology including a 2018 Innovation Award from Smart Energy. Cal State Long Beach and the Chancellor’s Office are now also piloting battery storage projects and the Chancellor’s Office plans to establish system-wide agreements to facilitate expansion of battery storage projects at other campuses.

Welch Hall Research-Based Energy Savings Project.

CSUDH currently is participating in a research-based energy-savings project funded by the California Energy Commission titled, “The Leading in Los Angeles (LiLA).” Prompted by the need to greatly reduce energy use in California’s existing commercial buildings with cost-effective and scalable solutions, the project combines innovative pre-commercial technologies targeted across daylighting, lighting, HVAC, and metering, which represent most of a building’s energy use (approximately 70% for a typical office).

All existing window blinds with solar-powered automated blinds will be replaced, as will all ceiling lights with LED. This project ties to the HVAC controller project already completed on the third and fourth floors of Welch Hall and planned for the 1st and 2nd floors, with information from lighting occupancy sensors allowing Central Plant to better control temperature in the HVAC building zones. Occupants also will have the ability to override the solar window blind automation.

The project will be completed in two phases over a several month period beginning in mid-April. All work scheduled after 6 p.m. will be supervised by Facilities Services. Information regarding specific scheduling timeframes will be provided to building occupants in the near future.