

CSU CHANNEL ISLANDS

STRATEGIC INITIATIVES | NON-FUNDED WORK

Capital Projects Supporting Campus Growth

Strategic Initiatives and Actions

Capacity and Sustainability

- 4.13 Promoting sustainability as an integral part of University planning and operational activities: Invest in physical infrastructure that facilitates inquiry and discovery with a particular emphasis on the expansion of public-private-partnerships that are consistent with the academic mission of the University, support environmental sustainability and generates revenue.

Project Summary

As a growing campus, CSUCI continues to experience an increasing need for additional space capacity, including classrooms, faculty and administrative offices, student housing, and student support and activities space. The Division of Business and Financial Affairs (DBFA) and its Facilities Services department are working on three projects that will help the University address these space needs over the next five to ten years. Those projects include improvements to the first floor of Manzanita Hall, a new Mixed Use Center development, and the Gateway Hall project.

The Manzanita Hall project is a near term project, scheduled for completion in May 2020, to renovate the first floor of the building's central wing for the purpose of providing office space for 20 new faculty members. The Mixed Use Center is a project designed to meet multiple space needs of the University and is still in the early planning stages. Divided into two phases, the first phase of the Mixed Use Center, targeted for completion in August 2022, is focused on delivering four large classrooms and 275 beds of apartment style student housing. Finally, Gateway Hall is a project that will combine renovation and new construction to provide new administrative, academic and faculty office spaces, while also establishing a new "front door" to the campus as visitors enter along University Drive. The first phase of the Gateway Hall project is expected to be completed in time for the 2023/24 school year.

The improvement and expansion of campus physical facilities to help meet the needs of students, faculty and staff, is aligned with the Capacity and Sustainability Strategic Initiative 4.13. These projects will deliver new spaces for members of the campus community to live, learn and work, facilitating the core educational mission of CSUCI.

Over the past seven years, CSUCI has experienced a mean growth rate of 9% in Full-time Equivalent Students (FTES), and it is anticipated that significant enrollment growth will continue. CSUCI's growth is already placing stress on its existing facilities. Student station occupancy is 72%, above the Chancellor's Office goal of 66%. This student station occupancy rate reflects the percent of available seats in classrooms across campus that are occupied while the classrooms are in use. There is also a widening disparity between student housing supply and demand for beds. From 2013 through 2018, the campus had an average ratio of actual beds to FTES of 27%. However, this was only attained by triple-bunking (putting three beds in a room designed for two). This ratio and the general availability of housing on campus will decline with the continued increase in enrollment unless additional housing is added.

DBFA and its Facilities Services department are working on three projects that should help the University address these space needs over the next five to ten years. Those projects include improvements to the first floor of Manzanita Hall, a new Mixed Use Center development, and the Gateway Hall project.

Manzanita Hall is a near term project to renovate the first floor of the buildings central wing for the purpose of providing offices for anticipated new faculty. The project will provide office space for 20 faculty members, and will include demolition work on the second floor to prepare for a second phase of faculty offices and potential classrooms. Funding for this project has been identified from University reserves. Initial timelines place completion of construction in May 2020.

The Mixed Use Center is a project designed to meet multiple space needs of the University. Still in the early planning stages, the project will be divided into two phases, with the first phase focused on delivering four large classrooms and 275 beds of apartment style student housing. BFA has worked with the Chancellor's Office to identify system wide revenue bonds as the preferred financing method for the first phase of this project. Financing for the second phase is to be determined, though there is an opportunity for a public/private partnership due to possible revenue generating activities. Completion of construction for phase 1 is targeted for August 2022.

Gateway Hall is another exciting project that, in addition to providing new administrative, academic and faculty office spaces, will also establish a new "front door" to the campus as visitors enter along University Drive. The project will be a combination of renovation and new construction, and will be delivered over two phases. The overall project will provide capacity space for 648 lecture stations, 192 labs stations, 90 faculty office workstations, as well as space for several administrative functions (including Career Services, Enrollment Services and Academic Advising). The first phase of the Gateway Hall project is expected to be completed in time for the 2023/24 school year.

Baseline Data

- Student Station Occupancy (available seats in classrooms across campus that are occupied while the classrooms are in use): 72%
- Percentage of students housed on campus: 27%
- Faculty office workstations: 356 (159 tenure track faculty workstations, 197 lecturer workspaces)

Goals

- Student Station Occupancy: 66%
- At least maintain historical average of students housed on campus (27%)
- Faculty office workstation keeps pace with new faculty hire demands over next 5 years.

Project Status

Planning Phase

Key Leaders and Divisions

Lead Division	Business and Financial Affairs
Collaborating Division	Academic Affairs, Student Affairs and University Advancement
Action Champion	Thomas Hunt
Action Project Lead	Thomas Hunt
Action Collaborators	Division of Academic Affairs, Division of Student Affairs, University Advancement