Major Capital Building Projects of California State University Fullerton 1992 - 2011
California State University, Fullerton

Dr. Milton A. Gordon, President
Willie J. Hagan, Vice President for Administration & Finance / Chief Financial Officer
Jay Bond, Associate Vice President for Facilities Management

Acknowledgements to the Office of Design & Construction staff
for their hard work and diligence in making these projects successful


Jack Bage, Associate Director
Steven G. Mihaylo Hall, Kinesiology & Health Center,
Student Health Center Addition

Stephen Chamberlain, Senior Project Manager
Student Housing Phase II & III, University Police Facility,
Joseph Clayes Performing Arts Addition, Langdorf Hall Seismic,
Baseball Club House, Library Addition, University Hall

Tom Grayson, Project Manager
Children's Center, Arboretum Visitor Center, Anthropology Research Lab

Stephen Halcum, Consultant Project Manager
Parking Structure 4, Student Recreation Center

Will Nighswonger, Consultant Project Manager (2003 – 2007)
State College Parking Structure, Nutwood Parking Structure

Administration & Financial Support
Linda Dominguez, Assistant Director for Administration
Ana Rios, Administrative Financial Analyst
Beverly Burelli, Project Management Assistant

CAD Management & Support
Hyun Lim, CAD Program Manager
Kyriakos Toyias, CAD Operator
Kent Gordon, CAD Consultant

Special thanks to all the consultants and many others not mentioned here
who worked hard to make these buildings a reality

Photos and graphics courtesy of project consultants and the CAD Department

Copyright ©2010
Office of Design & Construction
California State University, Fullerton
### Table of Contents

<table>
<thead>
<tr>
<th>Year</th>
<th>Project Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>Student Housing - Phase III</td>
<td>1</td>
</tr>
<tr>
<td>2010</td>
<td>Eastside Parking Structure</td>
<td>3</td>
</tr>
<tr>
<td>2010</td>
<td>Children's Center</td>
<td>5</td>
</tr>
<tr>
<td>2009</td>
<td>University Police Facility</td>
<td>7</td>
</tr>
<tr>
<td>2008</td>
<td>Steven G. Mihaylo Hall</td>
<td>9</td>
</tr>
<tr>
<td>2008</td>
<td>Student Recreation Center</td>
<td>13</td>
</tr>
<tr>
<td>2006</td>
<td>Arboretum Visitor Center</td>
<td>15</td>
</tr>
<tr>
<td>2006</td>
<td>Joseph Clayes III Performing Arts Center</td>
<td>17</td>
</tr>
<tr>
<td>2006</td>
<td>State College Parking Structure</td>
<td>19</td>
</tr>
<tr>
<td>2004</td>
<td>Nutwood Parking Structure</td>
<td>21</td>
</tr>
<tr>
<td>2003</td>
<td>Kinesiology &amp; Health Science</td>
<td>23</td>
</tr>
<tr>
<td>2002</td>
<td>Student Health Center Addition</td>
<td>25</td>
</tr>
<tr>
<td>2002</td>
<td>Student Housing - Phase II</td>
<td>27</td>
</tr>
<tr>
<td>2002</td>
<td>Humanities Seismic Upgrade</td>
<td>29</td>
</tr>
<tr>
<td>2007</td>
<td>Nursing Skills Lab (KHS)</td>
<td>30</td>
</tr>
<tr>
<td>2007</td>
<td>Anthropology Research (McCarthy Hall 4th Floor)</td>
<td>31</td>
</tr>
<tr>
<td>2001</td>
<td>Langsdorf Hall Seismic</td>
<td>32</td>
</tr>
<tr>
<td>2000</td>
<td>Titan House</td>
<td>33</td>
</tr>
<tr>
<td>1999</td>
<td>Ballfield Club House</td>
<td>34</td>
</tr>
<tr>
<td>1998</td>
<td>Golleher House</td>
<td>35</td>
</tr>
<tr>
<td>1996</td>
<td>Library Addition</td>
<td>37</td>
</tr>
<tr>
<td>1994</td>
<td>University Hall</td>
<td>39</td>
</tr>
</tbody>
</table>
# CAMPUS BUILDING LIST

<table>
<thead>
<tr>
<th>Code</th>
<th>Building Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>AHH</td>
<td>ARBORETUM HERITAGE HOUSE</td>
</tr>
<tr>
<td>AO</td>
<td>ARBORETUM OFFICE</td>
</tr>
<tr>
<td>AVC</td>
<td>ARBORETUM VISITOR CENTER (2006)</td>
</tr>
<tr>
<td>CC</td>
<td>CHILDREN’S CENTER (2010)</td>
</tr>
<tr>
<td>CJ</td>
<td>CARL’S JUNIOR</td>
</tr>
<tr>
<td>CP</td>
<td>COLLEGE PARK</td>
</tr>
<tr>
<td>CY</td>
<td>CORPORATION YARD</td>
</tr>
<tr>
<td>DBH</td>
<td>DAN BLACK HALL</td>
</tr>
<tr>
<td>EC</td>
<td>EDUCATION CLASSROOM BUILDING</td>
</tr>
<tr>
<td>ECSC</td>
<td>ENG. COMPUTER SCIENCE COMPLEX</td>
</tr>
<tr>
<td>EHIS</td>
<td>ENVIRONMENTAL HEALTH &amp; INSTR. SAFETY</td>
</tr>
<tr>
<td>GAH</td>
<td>GOLLEHER ALUMNI HOUSE (REFURBISHMENT -1998)</td>
</tr>
<tr>
<td>GH</td>
<td>GREENHOUSE FACILITIES</td>
</tr>
<tr>
<td>H</td>
<td>HUMANITIES (SEISMIC UPGRADE - 2002)</td>
</tr>
<tr>
<td>JPCR</td>
<td>JEWEL PLUMMER COBB RES. HALLS</td>
</tr>
<tr>
<td>LH</td>
<td>LANGSDORF HALL (SEISMIC UPGRADE - 2001)</td>
</tr>
<tr>
<td>MH</td>
<td>McCARTHY HALL (ANTHROPOLOGY ADDITION - 2000)</td>
</tr>
<tr>
<td>M-HTL</td>
<td>MARriott HOTEL</td>
</tr>
<tr>
<td>NPS</td>
<td>NUTWOOD PARKING STRUCTURE (2004)</td>
</tr>
<tr>
<td>PA</td>
<td>JOSEPH CLAYES III - PERFORMING ARTS CENTER (2006)</td>
</tr>
<tr>
<td>KHS</td>
<td>KINESIOLOGY &amp; HEALTH SCIENCE (2003)</td>
</tr>
<tr>
<td>PL</td>
<td>POLLACK LIBRARY (ADDITION - 1996)</td>
</tr>
<tr>
<td>P&amp;TS</td>
<td>PARKING &amp; TRANSPORTATION SERVICES</td>
</tr>
<tr>
<td>ESPS</td>
<td>EASTSIDE PARKING STRUCTURE (2010)</td>
</tr>
<tr>
<td>RGC</td>
<td>RUBY GERONTOLOGY CENTER</td>
</tr>
<tr>
<td>SC</td>
<td>SPORTS COMPLEX (BASEBALL CLUB HOUSE - 1999)</td>
</tr>
<tr>
<td>SCPS</td>
<td>STATE COLLEGE PARKING STRUCTURE (2006)</td>
</tr>
<tr>
<td>SGMH</td>
<td>STEVEN G. MIHAYLO HALL (2008)</td>
</tr>
<tr>
<td>SHCC</td>
<td>STUDENT HEALTH &amp; COUNSELLING CENTER (ADDITION - 2002)</td>
</tr>
<tr>
<td>SH II</td>
<td>STUDENT HOUSING PHASE II (2002)</td>
</tr>
<tr>
<td>SH III</td>
<td>STUDENT HOUSING PHASE III (2011)</td>
</tr>
<tr>
<td>SRC</td>
<td>STUDENT RECREATION CENTER (2008)</td>
</tr>
<tr>
<td>TB</td>
<td>TITAN BOOKSTORE</td>
</tr>
<tr>
<td>TH</td>
<td>TITAN HOUSE (2000)</td>
</tr>
<tr>
<td>TSU</td>
<td>TITAN STUDENT UNION</td>
</tr>
<tr>
<td>UH</td>
<td>UNIVERSITY HALL (ADDITION -1992)</td>
</tr>
<tr>
<td>UP</td>
<td>UNIVERSITY POLICE FACILITY (2009)</td>
</tr>
<tr>
<td>VA</td>
<td>VISUAL ARTS</td>
</tr>
<tr>
<td>WTF</td>
<td>WEIGHT TRAINING FACILITY</td>
</tr>
</tbody>
</table>

## CAMPUS SITE PLAN LEGEND

- **NEW BUILDING**
- **RENOVATION**
Projects
The Student Housing (Phase III) project provides dormitory style student housing units (1,064 beds), two Residential Community Coordinator apartments, two Faculty-In-Residence apartments, active and passive common spaces, administrative offices, conference and multi-purpose rooms, three smart classrooms, laundry and mail facilities, a recreational lounge, a convenience store, a maintenance facility, a central plant and a dining/kitchen facility with a late night retail coffee shop. The new buildings (maximum five stories) are equipped with an automatic fire sprinkler system. They are located on campus adjacent to the existing Residence Halls. Site improvements include a piazza, drought resistant landscaping, a loading dock, signage, trash enclosures, bicycle enclosures and two surface parking lots that can accommodate approximately 300 cars.
The Eastside Parking Structure provides a total of 1,500 parking spaces on six levels. The structure is located northeast of the new Steven G. Mihaylo Hall.

The structure includes a three-bank, glass backed elevator along with grand stairs on the west side opening onto a Pedestrian Plaza. The structure also accommodates a photo-voltaic array on the upper level.

Related adjacent site construction provides vehicular access from the campus entrance at Nutwood Avenue and Folino Drive with way-finding signage to surface parking lots and student housing to the north. A turnout drive and surface parking spaces join with a new Visitor Information Center. A lighted pedestrian walkway extends through the existing surface Parking Lot F for access to the central campus and Mihaylo Hall. The project includes landscaping, irrigation, lighting, and storm drainage.
The Children's Center is a modern facility comprised of three buildings totaling 15,317 sf, designed specifically to accommodate the care and educational needs of up to 122 infants, toddlers, and pre-school children whose parents either study or work in the CSUF community. The center includes various well-landscaped playground areas and children's gardens with pets and fruit trees. The Children's Center also provides educational experiences for student employees, observers and interns.

Client: Children's Center
Associated Students Inc.

Project Team:
Architect: Carde Ten Architects
Contractor: CW Driver

Building: 15,317 sq. ft.
Site: 2.23 Acres (97,190 Square Feet)

Construction Type: Type V Level B
Project Budget: $8,397,000
Construction Cost: $6,253,979
Building Sq.Ft. Cost: $408.74 sqft (based on $6,260,700 building cost)

Project Schedule:
Design: 6/07 - 6/09
Construction: 10/09 - 12/10
Occupancy: 1/11
Construction Duration: 15 months
Project Delivery Method: Design-Bid-Build
Award: LEED Silver Equivalent
University Police Facility

The University Police Facility provides 10,470 GSF. The building includes administrative offices, dispatch center, front counter/records area, lobby, live scan area, Emergency Operations Center, conference/briefing rooms, evidence storage, holding/processing area, armory safety equipment room, and locker/shower/toilet facilities. The scope of work also includes miscellaneous site improvements. The new building is located along State College Blvd., west of Parking Structure II, per the campus Master plan.

Client: University Police

Project Team: LPA Architects

Contractor: Gonzales Construction

Building: 10,477 sq. ft.

Site: 0.95 Acres (41,352 Square Feet)

Construction Type: Steel Frame V-N

Project Budget: $6,509,064

Construction Cost: $5,894,344

Building Sq.Ft. Cost: $359.84 sqft

Project Schedule:

Design: 03/07

Construction: 11/07 - 8/09

Occupancy: 8/09

Construction Duration: 21 months

Project Delivery Method: Low Bid

Award: LEED Silver Equivalent
Steven G. Mihaylo Hall
College of Business & Economics

The Steven G. Mihaylo Hall provides 195,000 GSF for the College of Business and Economics, and consists of approximately 3,250 ASF of administration space, 43,000 ASF of faculty office space, 31,000 ASF of lecture hall space and classrooms, 8,400 ASF of lab research space, 9,100 ASF of support space, and 30,000 ASF to support the new business centers.

The College's administrative space provides room for the Dean, Associate Deans, Director's Offices for Community Outreach, Events and Gifts, conference space, and student support space.

Client: College of Business and Economics

Project Team:
Architect: Hellmuth, Obata + Kassabaum, Inc. aka HOK
Contractor: Turner Construction Company, Inc.

Building:
195,134 Gross Square Feet
5 Stories
Lecture Halls and Classrooms on Floors 1 and 2
College Dean, Administration and Faculty on Floors 3 to 5

Site:
2.3 Acres (100,188 Square Feet)

Construction Type:
Main Building: Type II Fire Resistive, Steel Frame
Lecture Halls: Type V 1-Hour Construction

Project Budget:
$77,876,795

Construction Cost:
$73,304,527

Building Sq.Ft. Cost:
$226.00 /sq.ft (This is based on the $61M Construction Cost, including site)

Project Schedule:
Design:
8/05 - 5/06

Construction:
1/06 - 6/08

Occupancy:
7/08

Construction Duration:
27 months

Project Delivery Method:
CM @ Risk

Award:
LEED Silver Equivalent
The office space on the upper three floors of the building will provide a total of 260 offices that will house full-time and part-time faculty with approximately 170 exterior offices with views of the campus, South Orange County, and the hillsides of Southern California.

In addition, the project provides classrooms and lecture halls, and consists of a 250 seat tiered lecture hall, two 120 seat tiered lecture halls, three 75 seat tiered lecture halls, seven 50 seat tiered lecture halls, and five 50 seat flat floor classrooms.

The business center will provide space for the growing Centers of Excellence, including Center of Economic Education, Center for Studies on Emerging Financial Markets, Center for Insurance Studies, Center of International Business, Family Business Council, Institute for Economics and Environmental Studies, Real Estate and Land Use Institute, Assessment Center, and Center for the Study of Economics on Aging.

Spacial environments throughout the building have been developed to allow for informal opportunities to collaborate, break-out areas for faculty and students to meet, open areas for gathering and social interaction, and an architecture that exudes a premier business atmosphere.

Moreover, the College of Business and Economics project incorporates elements to meet a sustainable and economically beneficial design strategy. Through the use of its exterior materials, high performance glazing, sun shading devices, energy efficient building envelope, and building systems, the building will perform in a manner providing reduced operational costs throughout its lifetime.

In order to ensure that the goals for operational cost reductions and energy efficiency are met, the building's location takes advantage of natural-day lighting, energy efficient lighting systems, reduced heat gain and loss with fewer openings on the east and west orientations, a high performance reflective roof system, and an automated building control system. Water consumption is reduced through the incorporation of low flow and sensor operated fixtures, with a landscape design featuring native draught tolerant species, thus reducing the need for a high volume irrigation system.
Student Recreation Center

The Student Recreation Center (SRC), along with associated projects, provides an indoor recreation facility as an adjunct to the existing Titan Student Union. The SRC is located in the northwest portion of the main campus, directly north of the Titan Student Union and adjacent to the new State College Parking Structure. The building was constructed on a portion of Parking Lot B with a footprint of 55,950 sq. ft. and a total of 89,450 GSF in a two story configuration. On the first floor the SRC includes the lobby, a rock climbing wall, a cardio fitness area, two multi-purpose rooms, a gymnasium with three basketball courts, men's and women’s locker rooms, and building services.
The second floor contains a cardio fitness area, a multi-purpose room, a cardio theatre, two racquetball courts, a spinning room, a running track above the gymnasium, and administrative offices. South of the SRC building is a lap and recreation pool with a lounging deck as part of the project site improvements.

The SRC serves as the campus’ primary destination for university community members to partake in personal fitness training, group fitness classes, intramural sports programs and other activities that act as magnets for student social life. The Center will promote a sense of campus community and energy, and serve as a representation of the campus’ commitment to providing students with the highest quality of co-curricular experiences.

The SRC project was envisioned by the student focus group to have high quality, durable materials expressed in their natural form. The building reflects its function and expresses a lightness of open air along with natural light.
The Arboretum Visitor Center, constructed on the CSUF campus, is located on land currently leased to the Arboretum. The Visitor Center consists of a gift shop, Conference Center, 3 classrooms, museum, kitchen, ADA restrooms, and a large open air courtyard. Also, a maintenance area includes a greenhouse, nursery building with field office and restroom, and a large, covered potting and work area with sprinkler irrigation.

**Client:** Arboretum

**Project Team:**
- **Architect:** Dougherty & Dougherty
- **Construction:** Construct One
- **Building:** 9,539 sq. ft.
- **Site:** 2.5 Acres (108,933 Square Feet)

**Construction Type:** Type V-N Construction

**Project Budget:** $3,206,522

**Construction Cost:** $2,988,527

**Building Sq.Ft. Cost:** $248.75 sqft

**Project Schedule:**
- **Design:** 10/02 - 6/04
- **Construction:** 8/04 - 1/06
- **Occupancy:** 2/06
- **Construction Duration:** 39 months

**Project Delivery Method:** Design Bid Build

**Award:** Best Practice Award for Overall Sustainable Design, 2005
The Performing Arts Center Addition provides a 770 seat concert hall equipped with an acoustical canopy, a 250 seat studio theatre, a 125 seat black box theatre, dance studios, musical theatre rehearsal studio, scene shop, costume lab, make-up lab, computer cadd lab, audio teaching lab, lighting lab, faculty offices, and other ancillary support office spaces.

The goal of this project was to provide an invigorating climate in which professional and creative excellence in the visual arts, music, dance, and theatre could come alive and thrive.

The Meng Concert Hall is the first true concert hall built in Orange County exclusively for the presentation of music. Varied textured surfaces from hard, smooth, angled kite walls to soft drapes and fabric seats create the perfect setting to listen to music. Adjustable overhead and side curtains and the acoustical canopy above the stage create the ideal environment for orchestra, band, choir, chamber, solo, and jazz performances.

The Performing Arts Center was completed in time for the official dedication and opening celebration, including an inaugural concert by alumna and international opera star Deborah Voigt.

The facility was conceived as a project about art and individuality. The exterior materials, both raw and refined, reflect an artistic process through a variety of expressions. From a distance, striking roof shapes are clad in Rheinzink and appear to be in motion. Deep roof overhangs combined with strong reveals and etched bands of color-enriched masonry emphasize a changing play of light and shadow throughout the day. Glass curtain walls provide a dramatic view into the lobby, and a lantern effect in the evening. The texture of clear and ceramic frit-coated glass creates a musical effect upon entry to the new center, further enhancing the building’s artistic mission.
The State College Parking structure provides a total of 1,490 parking spaces on six levels. It is located directly west of and adjacent to the new Student Recreation Center and was constructed in the existing surface of Lot B. The three elevators at the southeast side deliver users to a new pedestrian mall located north of the Titan Student Union.

The goal was to provide a cost effective, high density parking structure to augment the campus-available parking and provide a building site for the Student Recreation Center building.

State College Parking Structure (PS II) was completed four months ahead of schedule. The University allowed an early construction start by issuing a “foundation only” notice to proceed. Concrete deck pours took place every three days.

The simple rectangular form of the parking structure features a stair and elevator tower. It borrows complementary materials and colors that relate to the neighboring Titan Student Union building. The existing mature pine trees, planted alongside the structure, help tie the project to the campus landscape and reduce the impact of this relatively large building on the nearby residential neighborhood.

Several sustainable measures have been incorporated into this project, including reuse of the existing trees and of the existing asphalt paving as base material, as well as use of fly ash in the concrete, use of local materials and light sensors for lighting controls.
The Nutwood Parking Structure provides a total of 2,500 parking spaces on five levels, which includes the roof. The structure is located in the southwest portion of the main campus, near the Visual Arts Complex, and was constructed on the existing surface of parking Lot D. The structure is built with poured-in-place, post-tensioned concrete and maintains a ductile movement frame. The project design includes trees, bamboo, and vine trellises on the east, south, and west elevations, and translucent glass and stainless steel screening on the north and south elevations.

The primary goal of the Nutwood Parking Structure was to create an attractive facility at the campus boundary, in order to address the increase in parking demand created by the ever-increasing student enrollment.

This building was designed to present a unique and pleasing appearance for the southwest edge of campus by using glass, metal, and plant screens. These screens, along with various lighting effects, make the building particularly attractive at night. The structure also employs motion-sensor lighting controls to maximize energy savings.

This project bid $2 million under budget and was able to realize another $500,000 in project savings. It was delivered on schedule for the opening of the fall semester in 2004.
Kinesiology & Health Science

The Kinesiology & Health Science building adds 70,995 GSF in instructional, research, and office space to the existing Physical Education structure. Key components of the project include a Wellness Center for Successful Aging, a two-court, multi-use gymnasium, a lecture hall with seating for 125 students, along with three classrooms and 42 offices. Additionally, the project includes ADA compliant access to all new facilities and major new landscaped areas and plazas.

Client:
Human Development & College of Community Service and the Division of Kinesiology & Health Promotion

Project Team:
Architect:
HMC

Contractor:
Swinerton Builders

Building:
70,995 sq. ft.

Site:
2.56 Acres (111,718 Square Feet)

Construction Type:
Type I

Project Budget:
$18,681,000

Construction Cost:
$17,564,094

Building Sq.Ft. Cost:
$219 / sqft

Project Schedule:
Design:
4/00 - 4/01

Construction:
7/01 - 8/03

Occupancy:
8/03

Construction Duration:
25 months

Project Delivery Method:
Low Bid

Award:
Distinguished Projects Award
WCCC 2005
The Student Health and Counseling Center Addition is an 8,000 GSF, free-standing building, located adjacent to the existing Health Center. It accommodates facilities for the Counseling and Psychological Services and Physical Therapy and Sports Rehabilitation departments. Both departments are accessed from a common lobby.

The 3,025 sq. ft. Counseling and Psychological Services (CAPS) department includes nine offices for private counseling, two of which are equipped with “one way” windows for observation, a group therapy room, waiting room, and support space. The Physical Therapy (PTSR) suite contains a large therapy and treatment room with several stations equipped with a variety of training devices. It also houses a hydrotherapy room and a private treatment room, all in a 2,530 sq. ft. area.

This facility makes space available in the existing building for the creation of a new Health Education and Wellness Center.
The Student Housing Phase II project is comprised of five, four-story buildings. Typical units feature four single occupancy rooms with two bathrooms, and shared kitchen and living areas. New common and maintenance buildings provide centralized administrative services and link the existing campus with the new buildings.

Special building system features include energy efficient central water heating, premium acoustical insulation between units, and dual glazed acoustic windows to mitigate adjacent freeway noise. Amenities and services consist of a convenience store, laundry room, weight room, study group areas, volleyball and basketball courts, and large landscaped courtyards. All units are disabled accessible and 100% adaptable.

This project was completed in time for incoming students to occupy the new residential complex. The primary and critical objective was met to occupy the new residential complex by fall 2002.

Functional and design goals were met through simplicity in materials and form, variation in colors, and stacked units with greater operational efficiency.
Humanities Seismic Upgrade

The existing building was seismically upgraded with the addition of new exterior shear walls. A new men's restroom fully compliant with the ADA was constructed on the first floor. The scope of work also included interior remodeling, renovation of the first floor elevator lobby, new ramps, sidewalks, and landscape improvements.

Client: College of Humanities & Social Sciences

Project Team:
Architect: Johnson & Nielson Associates
Contractor: Sea Pac Engineering

Building: n/a
Site: n/a

Construction Type: Type I
Project Budget: $1,353,000
Construction Cost: $1,093,149
Building Sq.Ft. Cost: n/a

Project Schedule:
Design: 1/00 - 2/01
Construction: 7/01 - 12/02
Occupancy: n/a

Construction Duration: 18 months
Project Delivery Method: Low Bid
This project will remodel approximately 5,000 square feet in the Kinesiology and Health Science building for a nursing skills laboratory that includes a simulator skills lab, patient exam room, central video control rooms, 30 seat “smart” classroom, student computer workstations, conference room, supply/storage rooms, an office space and clerical workstations. The new Nursing Skills Lab will support pre-licensure courses that will be offered in the Fall semester of 2007. The Nursing Skills Lab will allow students to practice patient care procedures and skills in a simulated environment prior to performing these same procedures and skills in a hospital setting. The Men’s Locker Room will be renovated as part of this project.
Anthropology Research
(McCarthy Hall 4th Floor)

The Museum of Anthropology is an education and research resource for the university and the community. It houses, sponsors and conducts a variety of activities as part of the CSUF Anthropology program, from lecture series to exhibits. Archaeological exhibits in the museum have included artifacts from California, the Middle East, Mesoamerica, the Southwest, and Oceania, but the museum sponsors exhibits that explore all aspects of anthropology.
Langsdorf Hall is divided into two parts. The main part is a nine-story building, which has undergone major earthquake retrofit. The work involved reinforcing the outside edges and inside corners of the four L-shaped walls by pouring formed, concrete re-inforced, ductile-edge members to create the required seismic shear and overturning forces. The second part of the building is a three-story wing, located on the east side of the structure. The two interior shear walls at the stair shaft near the east end have both been reinforced, giving the building a sturdier structure, and adding to its overall strength.

Client: California State University Fullerton
Project Team:
Architect: Johnson & Nielson Associates
Contractor: Intertex General Contractors, Inc.

Building: n/a
Site: n/a

Construction Type: Type I
Project Budget: $3,923,000
Construction Cost: $2,821,000
Building Sq.Ft. Cost: n/a

Project Schedule:
Design: 2/98 - 10/99
Construction: 3/00 - 12/01
Occupancy: 08/01
Construction Duration: 48 months
Project Delivery Method: Low Bid
The Titan House, an historic building, required major improvements and remodeling in order to incorporate new office space. The remodeling met the standards for historical restoration and reflects a durability of materials and systems, meeting the standards of the California State University of Fullerton (CSUF) and the correct codes where applicable. The 3600 sq. ft. building serves as the home of the Department of Athletics. The structure is listed as an historical resource on the California Master List. The house was built in 1886, is the third oldest building in Fullerton, and is on the 1979 Fullerton Historic Building Survey.

The project included demolition of the front and rear porch, side access entries, doors, windows, ceilings, plumbing fixtures, flooring, and walls, wiring, data, and phone as needed. Structural upgrades included seismically stabilizing the building, reworking and waterproofing the exterior brick, and constructing the remodeled structure. New construction included porches, rear and ground floor exits, toilets, doors, windows, stairs, entryways, a mechanical system and controls, plumbing fixtures, supply and waste piping, sprinklers, electrical power, data, phone wiring, with a connection to the campus fire detection system, exterior pathways, landscaping, security lighting, ramps, paths, guardrails, and grading as required.
Ballfield Club House

A two-story clubhouse common to the baseball and softball fields were constructed to house locker rooms and coaches offices. An upper level multi-purpose room provides indoor and outdoor space for viewing both the baseball and softball diamonds. The primary softball field was realigned and new concrete dugouts, a press box and 1,000 permanent seats were added. Baseball gained 2,000 seats including true box seats.

Client:
Athletics Department

Project Team:
Architect:
Dougherty & Dougherty

Contractor:
D.B. Mechanical
Nu Age Development, Inc.

Building:
2321 sq. ft.

Site:
0.1 Acres (4,800 Square Feet)

Construction Type:
Type I

Project Budget:
$1,541,118

Construction Cost:
$1,318,991

Building Sq.Ft. Cost:
353 sqft

Project Schedule:
unknown

Design:
2/98

Construction:
3/98 - 11/00

Occupancy:
12/00

Construction Duration:
21 months

Project Delivery Method:
Low Bid
The Golleher Alumni House, built in 1931, is a Mission Revival two-story residence, that has been refurbished into a multi-functional facility. The residential living spaces were altered to provide offices, conference rooms, and a kitchen with dining area. The building is also enhanced with new Mission Revival furniture, ornaments, gallery, two fountains, 4,500 sq. ft. courtyard and pathway with masonry, and new planting layout featuring Mediterranean and California native plants, which provide an authentic atmosphere to the structure. The building was also upgraded to comply with the current fire and ADA access codes.

Client:
CSUF Foundation

Project Team:

 Architect:
Ron Yeo, Architect, Inc.
Purkiss Rose, Landscape Architect

Contractor:
William Leisy Construction Co.

Building:
4315 sq. ft.

Site:
0.41 Acres 18,000 Square Feet)

Construction Type:
Type V

Project Budget:
$759,888

Construction Cost:
$644,119

Building Sq.Ft. Cost:
n/a

Project Schedule:
Design:
05/97 - 04/98

Construction:
04/98 - 12/98

Occupancy:
12/98

Construction Duration:
8 months

Project Delivery Method:
Low Bid
The library addition is a four-story, steel framed building with a full basement. It is approximately 183,000 GSF and is located directly north of the existing library. Minor remodeling was required where the library addition connects to the existing library at the first and second floors. The basement level of the addition connects to the existing loading dock. Two new exhibition spaces are included on the ground floor of the addition, along with a major computer science lab and a main distribution frame room for voice and data transmission in the basement. The building features structural precast panels on the west and east elevations and an architectural curtain wall system on the north facade. Overall, the addition provides an additional 122,539 sq. ft. of reading room and 5,613 sq. ft. for a magazine area.
University Hall

The University Hall is a five-story, steel framed multi-purpose building. The structure provides classrooms, faculty offices, and student services functions. Renovation of the first floor of Langsdorf Hall was also included in the scope of work. The project included associated site work, site demolition, utility removal, and relocation.

Client:
California State University, Fullerton

Project Team:
Architect:
Dworsky Associates

Contractor:
Swinerton & Walberg Company

Building:
85,640 GSF (New) sq. ft.
27,875 GSF (Remodel)

Site:
0.9 Acres (38,443 Square Feet)

Construction Type:
Type I

Project Budget:
$13,575,000

Construction Cost:
$10,093,929

Building Sq.Ft. Cost:
$118 sqft

Project Schedule:
Design:
4/90

Construction:
4/92 - 4/94

Occupancy:
4/94

Construction Duration:
24 months

Project Delivery Method:
Low Bid