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ACTION UNDER PRESIDENT'S AUTHORITY – AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM FOR WARREN & LETA GIEDT HALL, DAVIS CAMPUS

It is recommended that:

Pursuant to Standing Order 100.4 (q)

(1) The President amend the 2004-05 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

Davis: Warren & Leta Giedt Hall – preliminary plans, working drawings, construction and equipment - $7,500,000 to be funded from gift funds ($3,000,000) and campus funds ($4,500,000).

A Key to abbreviations and the project description are attached.

(Attachments)

KEY
Capital Improvement Program Abbreviations

S	Studies
P	Preliminary Plans
W	Working Drawings
C	Construction
E	Equipment
-	State Funds (no abbreviation)
F	Federal Funds
G	Gifts
HR	Hospital Reserve Funds
I	California Institutes for Science and Innovation
LB	Bank Loans or Bonds (External Financing includes Garamendi, Bonds, Stand-By, Interim and Bank Loans)
LR	Regents' Loans (Internal Loans)
N	Reserves other than University Registration Fee (Housing and Parking Reserves)
R	University Registration Fee Reserves
U	Regents' Appropriations (President's Funds, Educational Fund)
X	Campus Funds
CCCI	California Construction Cost Index
EPI	Equipment Price Index

2004-05 Budget for Capital Improvements
and Capital Improvement Program
Scheduled for
Regents' Allocations, Loans, Income Reserves,
University Registration Fee Reserves, Gift Funds
and Miscellaneous Funds

Campus and Project Title (Total Cost)		Proposed 2004-05	
Davis	P	$407,000	X
Warren & Leta Giedt Hall	W	386,000	X
	C	3,707,000	X
	C	2,940,000	G
	E	60,000	G

($7,500,000)

DESCRIPTION

The project would construct a 15,116 gsf classroom building to support engineering and mathematical sciences departments located within the west-central area of the campus. The new building would house three lecture halls ranging in size from 150 to 250 stations, along with two flat-floor classrooms of 40 stations each.

Background

The west-central portion of the campus has experienced significant growth during the past several years with the construction of Kemper Hall and Engineering III (both housing departments in the College of Engineering); the new Mathematical Sciences Building currently under construction; and the Neuroscience Building to be constructed in the near future. However, only a few small classrooms are located in the area and no additional rooms are planned except for a 500-seat auditorium associated with completion of the Sciences Laboratory Building project in fall 2004. This area badly needs a classroom building with medium-sized lecture halls to serve the mathematical and engineering sciences. The lack of appropriately sized classrooms in this area of the campus makes it difficult to schedule classes in the vicinity of departments within these disciplines.

The Davis campus Registrar schedules 115 general assignment classrooms and these rooms were utilized an average of 46.6 hours per week with an average of 77.4 percent of the seats occupied during the Fall Quarter 2003 (station usage of 36.1 weekly hours) — over 103 percent of the State classroom utilization standard of 35 weekly station-hours. Of these classrooms, there are only 18 lecture halls with 100 to 300 seats and the utilization of these rooms was even greater, with an average of 39.5 weekly station hours or 112 percent of the State standard. This alone

would indicate a need for additional classroom space, but the campus recognizes that this standard is too stringent for effective teaching at the Davis campus. The high utilization of these rooms severely restricts the Registrar's ability to meet faculty and student needs for scheduling large classes within normal business hours of 8 a.m. to 5 p.m. This issue will only worsen as the campus continues to grow to maturity.

In recognition of these issues, the campus has appointed a committee to develop a campus classroom master plan that will identify goals for classroom utilization and an appropriate mix and location for future classrooms to enhance the quality of faculty-student interactions and to accelerate the capital program, where possible, to accommodate growth. Although the master plan is not yet completed, the committee was also charged with the planning of a new classroom building to provide better flexibility in the scheduling of classes and to recognize a significant gift to benefit teaching in the College of Engineering.

The College of Engineering considers a room of 250 seats and below as having good utility for its programs. This size also meets the campus' need for medium-sized classrooms, and so the campus has decided to provide additional funds to support an appropriately sized project that provides a good mix of classrooms. By locating these new classrooms in the west-central area of the campus, the project would benefit the College of Engineering, support other campus programs in the area, and provide greater flexibility for the campus classroom pool.

Project Description

The proposed new Warren & Leta Giedt Hall classroom building would be a one-story stand alone facility located east of Bioletti Way and north of Kemper Hall. As such, classrooms might seem to be land-consumptive, yet they would "work" for the neighborhoods where they are located. Geidt Hall would be located to serve Engineering, a few steps away from the main Engineering Building where the Dean and student services exist, and very near multi-story lab-office buildings. The classroom functions being stand alone works well by providing good access for the faculty and students. The facility would contain 10,250 asf (about 15,116 gsf), comprising three lecture halls, two flat-floor classrooms, and two classroom support rooms. The lecture halls would be approximately 250 stations, 175 stations, and 150 stations, while the two flat-floor classrooms would be about 40 stations each.

The project would include: 1) demolition of 18 temporary buildings currently located on the site and scheduled to be vacated in fall 2004 with completion of the Genome & Biomedical Sciences Facility; 2) bicycle parking for 350 bicycles; 3) an enclosed lobby to provide protection from the weather for students; 4) appropriate classroom technology with flexibility for the future; 5) an outdoor presence that promotes campus social and intellectual life while maintaining compatibility with Kemper Hall to the south, and a future "garden walk" to the north; 6) an energy efficient design that would achieve a LEED "Certified" rating or equivalent.

The campus intends to use the "design-build" delivery process for the Warren & Leta Giedt Hall project. Construction is planned to begin June 2005, and completion in June 2006.

Green Building Policy

This project will comply with the *Presidential Policy for Green Building Design and Clean Energy Standards* dated June 16, 2004. As required by this policy, the project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements. Specific information regarding energy efficiency and sustainability will be provided when the project is presented for design approval.

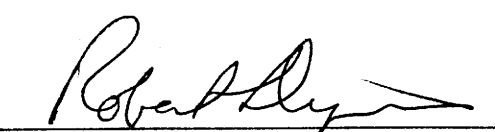
CEQA Classification

The campus circulated a Draft Tiered Initial Study and Negative Declaration evaluating the environmental effects of the proposed Warren & Leta Giedt Hall on September 3, 2004 through October 4, 2004. The proposed project is consistent with the growth anticipated in the 2003 Long Range Development Plan (LRDP), and the environmental review is tiered from the 2003 LRDP Environmental Impact Report (EIR). The Draft Tiered Initial Study concludes that the proposed project would not result in any significant impacts that were not sufficiently addressed in the 2003 LRDP EIR. The Initial Study/Negative Declaration will be considered at the time design approval is requested.

Financial Feasibility

The total project cost of $7,500,000 would be funded from gift funds ($3,000,000) and campus funds ($4,500,000). College of Engineering sponsored the gift and has 100 percent of the donation in hand as cash. Together with another significant gift the campus will provide the additional funds.

Approved by:



Robert C. Dynes Date
President of the University

(Attachment)

ATTACHMENT 1

PROJECT STATISTICS
WARREN & LETA GIEDT HALL
CAPITAL IMPROVEMENT BUDGET
DAVIS, CAMPUS
CCCI 4090

Cost Category		Amount	Percent of Total
Site Clearance	$	255,000	1.0%
Building		4,908,000	63.0%
Exterior Utilities		431,000	6.7%
Site Development		374,000	2.9%
Fees		537,000	10.0%
A&E/PP&C		358,000	7.6%
Surveys, Tests, Plans		90,000	1.6%
Special Items *		189,000	3.5%
Contingency		298,000	3.7%
Total P-W-C		7,440,000	100.0%
Group 2 & 3 Equipment		60,000	0.0%
Total Project Cost	$	7,500,000	100.0%

Statistics		
Gross Square Feet (GSF) **		15,116
Assignable Square Feet (ASF) ***		10,250
Ratio ASF/GSF (%)		68%
Building Cost/GSF	$	325
Building Cost/ASF	$	479

* Audio Visual, Green Building Policy, Design Approval Graphics, and Hazardous Material Surveys & Testing.

** Gross Square Feet (GSF) is the total area, including usable area, and non-occupied space.

*** Assignable Square Feet (ASF) is square feet in the net usable area.