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July 24, 2008

**CHAIRMAN OF THE BOARD  
CHAIRMAN OF THE COMMITTEE ON GROUNDS AND BUILDINGS  
PRESIDENT OF THE UNIVERSITY**

**ACTION BY CONCURRENCE—AMENDMENT OF THE BUDGET FOR CAPITAL  
IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM FOR ROBBINS  
HALL RENOVATION PHASE 1, DAVIS CAMPUS**

**EXECUTIVE SUMMARY**

Campus: Davis

Project: Robbins Hall Renovation Phase 1

Proposed Action: Approval of project budget for \$10,300,000

Total Project Cost: \$10,300,000 to be funded from campus funds (\$9,343,000) and external financing (\$957,000).

Previous Actions: **August 2006:** Approval of the 2005-06 Deferred Maintenance and Capital Renewal Program, which included \$1,994,000 of external financing for Robbins Hall to replace the fire alarm system, construct building-code-required fire sprinkler system in the basement, and for the HVAC system renewal. The approved external financing being used for Robbins Hall Plant Genomics Renovation project, currently in construction, in the amount of \$1,037,000 to complete a portion of the renewal improvements. The proposed Robbins Hall Renovation Phase 1 capital improvement budget includes the balance of the approved external financing of \$957,000 identified for the completion of the renewal of these systems.

Project Summary: The Davis campus requests project approval for the Robbins Hall Renovation Phase 1. This project would replace obsolete teaching laboratories with contemporary, code compliant, and functional research laboratories.

The President recommends that:

**Pursuant to Standing Order 100.4(q)**

- (1) The President, subject to concurrence of the Chairman of the Board, and the Chairman of the Committee on Grounds and Buildings, amend the 2008-09 Budget for Capital Improvements and the Capital Improvement Program to include the following:

From: Davis: Robbins Hall Renovation Phase 1 - preliminary plans, working drawings, and construction - \$957,000 to be funded from external financing. (This project originally approved as part of the 2005-06 Deferred Maintenance and Capital Renewal Program - \$6,100,000 funded from external financing).

To: Davis: Robbins Hall Renovation Phase 1 - preliminary plans, working drawings, and construction - \$10,300,000 to be funded from campus funds (\$9,343,000) and external financing (\$957,000).

**Pursuant to Standing Order 100.4(nn)**

- (1) The President be authorized to obtain financing not to exceed \$957,000 prior to awarding construction contracts:
- a. Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period;
  - b. As long as the debt is outstanding, the Davis campus' share of the Federal indirect cost recovery deposited to Fund 19933 shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing; and
  - c. The general credit of The Regents shall not be pledged.

A Key to abbreviations and the project description are attached.

KEY  
Capital Improvement Program Abbreviations

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

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

Campus and Project Title ( <u>Total Cost</u> )	Prior <u>Approval</u>	Proposed <u>2008-09</u>
<u>Davis</u> Robbins Hall Renovation Phase 1		P \$ 580,000 X W \$ 528,000 X C \$957,000 LB C \$8,235,000 X
(\$10,300,000)		

**DESCRIPTION**

The Davis campus requests project approval for the Robbins Hall Renovation Phase 1 project at a total cost of \$10,300,000 to be funded from campus funds (\$9,343,000) and external financing (\$957,000). The project would renovate 13,118 asf of obsolete teaching laboratories on the first floor of the north wing and provide modern, open, flexible, and efficient research laboratories. The project also includes replacement and renewal of the major building systems and accessibility and code deficiency corrections in the north wing first floor.

***Background***

Robbins Hall is a two-story, 80,748 gsf (37,968 asf) facility built in 1958 that houses programs in the College of Agricultural and Environmental Sciences (CAES) Plant Genome Program (PGP). The laboratory renovations are needed to provide quality wet research laboratory space to accommodate and retain existing faculty recruited in the field of genomics. A major goal of the PGP is to provide faculty, students and staff conducting plant genomics-based research with well-equipped facilities in an atmosphere that facilitates collaboration.

In August 2006, the President approved the 2005-06 Deferred Maintenance and Capital Renewal Program for a total cost of \$6,100,000 funded from external financing for the Davis campus. This included \$1,994,000 for Robbins Hall to replace the fire alarm system, construct building-code-required fire sprinkler system in the basement, and for the HVAC system renewal. The Robbins Hall Plant Genomics Renovation project, currently in construction, includes \$1,037,000 of this funding to complete a portion of the renewal improvements. The current proposed project includes the balance of \$957,000 for the Robbins Hall renewal approved in the 2005-06 Deferred Maintenance and Capital Renewal Program.

The campus has a large and successful group of scientists who work in the area of plant genomics. With the development of the campus genome initiative and the clustering of several plant genomics, scientists in Robbins Hall provide an opportunity to better coordinate and support plant genomics research, and graduate training activities. Robbins Hall currently houses genomics, bioinformatics, and plant transformation facilities, as well as programs in weed science, nematology, and plant pathology.

### ***Project Description***

The project would provide an open, flexible, efficient, state-of-the-art laboratory and office facilities. This includes replacing obsolete teaching laboratories with contemporary open plan biochemical research laboratories. The laboratory support space would be shared and would include a cold room, dark room, and equipment rooms.

In addition to building system upgrades, the project would renovate the following spaces:

Open Laboratories:	4,905 asf
Special Laboratory Support and Equipment Space:	5,348 asf
Offices and Dry Laboratory Space:	2,377 asf
Research Support Space:	<u>488 asf</u>
Total:	13,118 asf

The renovations also include a new fire alarm and fire sprinkler system, accessibility improvements, seismic corrections, HVAC system renewal, and energy efficiency upgrades. Upon completion, the seismic rating would be upgraded to “Good.”

### ***CEQA Classification***

This project qualifies as categorically exempt under Exemption Class 1 of the Guidelines for the Implementation to the California Environmental Quality Act (CEQA). This exemption applies to the operation, repair, maintenance or minor alteration of existing public or private structures, facilities or mechanical equipment, involving negligible or no expansion of the existing use. In addition, none of the exceptions which prevent the use of the categorical exemption applies to this project.

### ***Policy on Sustainable Practices***

This project will comply with the *University Of California Policy On Sustainable Practices*. 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. The project would incorporate EPA Labs 21 best practices and sustainability improvements consistent with Regental policy for major renovation projects. The project would comply with LEEDs equivalent.

***Funding Plan***

The total project cost is \$10,300,000 funded from campus funds (\$9,343,000) and external financing (\$957,000).

The external financing was previously approved in August 2006 by the President under the Davis campus 2005-06 Deferred Maintenance and Capital Renewal Program. The Davis campus would use a portion of its share of Federal indirect cost recovery deposited to the campus' Fund 19933 as the pledged source of repayment for external financing. The projected annual debt service would be approximately \$95,300 calculated at an interest rate of 5.50 percent for 15 years.

The external financing will be paid from specific revenue sources specified in the external financing documents; therefore, the general credit of The Regents will not be pledged.

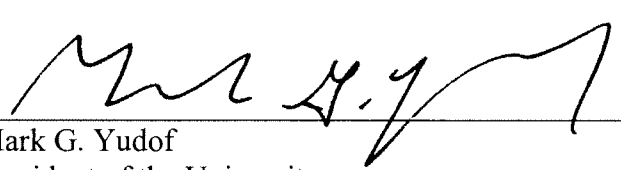
Approved by:

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Richard C. Blum  
Chairman of the Board of Regents

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Leslie Tang Schilling  
Chairman of the Committee on Grounds and  
Buildings



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Mark G. Yudof  
President of the University

Attachments

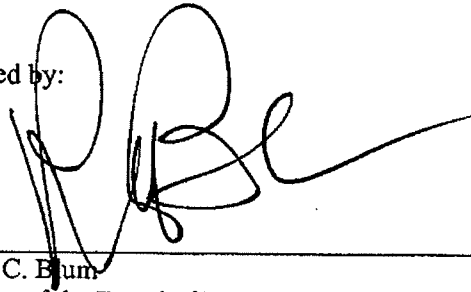
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Approved by:

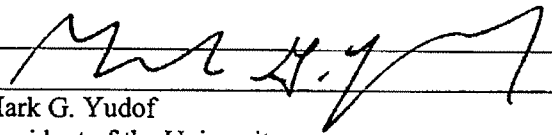


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Richard C. Baum  
Chairman of the Board of Regents

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Leslie Tang Schilling  
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Mark G. Yudof  
President of the University

Attachments

*Attn Diane Griffiths*

*510 987 9224*

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Approved by:

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Richard C. Blum  
Chairman of the Board of Regents

*LES*  
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Leslie Tang Schilling  
Chairman of the Committee on Grounds and Buildings

*Mark G. Yudof*  
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Mark G. Yudof  
President of the University

Attachments



**PROJECT STATISTICS  
ROBBINS HALL RENOVATIONS PHASE 1  
CAPITAL IMPROVEMENT BUDGET  
DAVIS CAMPUS  
CCCI 5504**

<u>Cost Category</u>	<u>Amount</u>	<u>% of Total</u>
Site Clearance	\$370,000	3.6
Building	\$7,627,000	74.0
Exterior Utilities	\$35,000	.3
Site Development	\$25,000	.2
A/E Fees	\$893,000	8.7
Campus Administration <sup>(a)</sup>	\$497,000	4.8
Surveys, Tests	\$36,000	.3
Special Items <sup>(b)</sup>	\$253,000	2.5
Contingency	\$564,000	5.5
Total	<u>\$10,300,000</u>	<u>100%</u>
Group 2 & 3 Equipment	<u>\$0</u>	
Total Project	<b>\$10,300,000</b>	

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Statistics and comparison projects are not included due to the unique nature of this project.

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(a) Campus administration includes project management and inspection.

(b) Special items include technical consultants; value engineering, planning and environmental; independent seismic review, and outside agency review.

**SUMMARY FINANCIAL FEASIBILITY ANALYSIS**

**Project Title:** Robbins Hall Renovation Phase 1, Davis campus

**Total Estimated Program Cost** \$10,300,000

**Proposed Source of Funding**

External financing \$ 957,000

**Proposed Financing Terms**

Interest rate: 5.50 %

Duration: 15 years

**Pledged Source of Repayment (FY 2008-09):**

Federal Indirect Cost Recovery  
Campus' allocation of Fund 19933 (actual 2006-07) \$ 10,047,860

Projected Annual Debt Service (proposed project) \$ 0

Approved Annual Debt Service \$ 3,240,000

Total Annual Expense \$ 3,240,000

Debt Service Coverage 3.10X