



1111 Franklin Street
 Oakland, CA 94607-5200
 Phone: (510) 987-9074
 Fax: (510) 987-9086
<http://www.ucop.edu>

February 8, 2010

**CHAIR OF THE BOARD
 CHAIR 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, BARBARA AND ART CULVER CENTER FOR THE ARTS, RIVERSIDE CAMPUS

CAMPUS	Riverside
PROJECT	Barbara and Art Culver Center for the Arts
PROJECT NUMBER	950433
PROPOSED ACTIONS	1. Approve budget augmentation of \$925,000 for a total project budget of \$16,506,000
PREVIOUS ACTIONS	<ul style="list-style-type: none"> • January 2002: Administrative Property Acquisition • November 2005: budget (\$12,865,000) approved as part of the 2006-07 Budget for State Capital Improvements • October 2007: Administrative Augmentation for \$2,326,000 (total project cost \$15,191,000) • July 2009: Administrative Augmentation for \$390,000 (total project cost \$15,581,000)
<u>PROJECT SUMMARY</u>	
PROJECT PROGRAM	<ul style="list-style-type: none"> • The project program remains as originally approved in, to adaptively reuse the historic Rouse Building in downtown Riverside to provide space for arts related instruction, research, and performance programs.
TOTAL PROJECT COST	<ul style="list-style-type: none"> • \$16,506,000
FUNDING SOURCE(S)	<ul style="list-style-type: none"> • State funds: \$8,065,000 • Gift funds: \$4,800,000 • Campus funds: \$3,641,000
SQUARE FOOTAGE	<ul style="list-style-type: none"> • 44,155 Gross Square Feet [GSF] • 30,681 Assignable Square Feet [ASF] • Efficiency ratio – ASF/GSF: 69%
UNIT COSTS	<ul style="list-style-type: none"> • Building Cost/GSF: \$304 • Project Cost/GSF: \$374

ISSUES

- Augmentation needed due to suspension and re-start related costs; and,
- Additional seismic evaluations resulting in re-design work and construction change orders and unforeseen conditions.

RECOMMENDATION

Pursuant to Standing Order 100.4(q)

- (1) The President, subject to concurrence of the Chair of the Board and the Chair of the Committee on Grounds and Buildings, authorize that the 2009-10 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Riverside: Barbara and Art Culver Center for the Arts – preliminary plans, working drawings, and construction – \$15,581,000, to be funded from State funds (\$8,065,000), gift funds (\$4,800,000), and campus funds (\$2,716,000).

To: Riverside: Barbara and Art Culver Center for the Arts – preliminary plans, working drawings, and construction – \$16,506,000, to be funded from State funds (\$8,065,000), gift funds (\$4,800,000), and campus funds (\$3,641,000).

Approved:

 Russell Gould Date
 Chair of the Board of Regents

LS 2/10/10
 _____ Date
 Leslie Tang Schilling
 Chair of the Committee on Grounds and Buildings

M.G.Y. 2/9/10
 _____ Date
 Mark G. Yudof
 President of the University

ATTACHMENTS:

- Attachment 1: Project Description
- Attachment 2: Project Budget
- Attachment 3: Cost Data
- Attachment 4: Funding Plan

RECOMMENDATION


Pursuant to Standing Order 100.4(q)

- (1) The President, subject to concurrence of the Chair of the Board and the Chair of the Committee on Grounds and Buildings, authorize that the 2009-10 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Riverside: Barbara and Art Culver Center for the Arts – preliminary plans, working drawings, and construction – \$15,581,000, to be funded from State funds (\$8,065,000), gift funds (\$4,800,000), and campus funds (\$2,716,000).

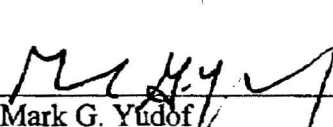
To: Riverside: Barbara and Art Culver Center for the Arts – preliminary plans, working drawings, and construction – \$16,506,000, to be funded from State funds (\$8,065,000), gift funds (\$4,800,000), and campus funds (\$3,641,000).

Approved:



 Russell Gould Date 2-10-10
 Chair of the Board of Regents

 Leslie Tang Schilling Date
 Chair of the Committee on Grounds and Buildings



 Mark G. Yudof Date 2/9/10
 President of the University

ATTACHMENTS:

- Attachment 1: Project Description
- Attachment 2: Project Budget
- Attachment 3: Cost Data
- Attachment 4: Funding Plan

RECOMMENDATION

Pursuant to Standing Order 100.4(q)

- (1) The President, subject to concurrence of the Chair of the Board and the Chair of the Committee on Grounds and Buildings, authorize that the 2009-10 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

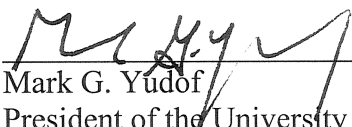
From: Riverside: Barbara and Art Culver Center for the Arts – preliminary plans, working drawings, and construction – \$15,581,000, to be funded from State funds (\$8,065,000), gift funds (\$4,800,000), and campus funds (\$2,716,000).

To: Riverside: Barbara and Art Culver Center for the Arts – preliminary plans, working drawings, and construction – \$16,506,000, to be funded from State funds (\$8,065,000), gift funds (\$4,800,000), and campus funds (\$3,641,000).

Approved:

Russell Gould Date
Chair of the Board of Regents

Leslie Tang Schilling Date
Chair of the Committee on Grounds and Buildings



Mark G. Yudof Date
President of the University

ATTACHMENTS:

- Attachment 1: Project Description
- Attachment 2: Project Budget
- Attachment 3: Cost Data
- Attachment 4: Funding Plan

PROJECT DESCRIPTION

A. PROJECT STATUS

- The current request, coupled with October 2007 and July 2009 augmentation actions, results in a cumulative increase of 28% over the originally approved budget.
- Project construction is over 80% complete, with no proposed change to the previously approved project scope.

B. AUGMENTATION JUSTIFICATION ^(a)

- In 2008-09, the Culver Center project was subjected to the bond fund freeze instituted by the State Pooled Money Investment Board.
- Through lengthy negotiations with the contractor, work proceeded at a significantly slowed pace in early 2009 as the campus “expended” the non-State funded portions of the funding mix.
- The project formally suspended in early June 2009, to avoid a circumstance where the campus could not provide timely payments to the contractor for completed work.
- Notification that bond funds were available to the Culver Center project for reimbursement of incurred expenses was received in mid-June. After further negotiations with the contractor, the project was formally re-started in August 2009.
- A peer reviewed seismic analysis for the project was completed in 2007. In the latter part of 2008-09 and early 2009-10, the project encountered the need for additional structural analysis and seismic re-design/strengthening to respond to conditions discovered during construction, not revealed in the previous seismic analysis. The discovered conditions revealed even less structural integrity than previously assumed for this unreinforced masonry building, necessitating additional engineering design work and modifications to the new structural system to ensure a performance level of “Good” within the UC seismic ratings framework.
- July 2009 augmentation was not intended to address these issues; rather it was needed to address a more narrowly defined need at the time.
- The increased scope of seismic work will not cause any additional environmental impacts.

C. LOCATION

Site	3834 Main Street, Riverside, CA 92501
------	---------------------------------------

D. SCHEDULE

Construction Start	Nov 2007
Construction Suspension	Mar 2009 (slow down); May 2009 (notice to contractor of suspension)
Construction Re-Start	July 2009 (notice to contractor to re-start)
Completion	Mar 2010 (revised from 9/1/2009)

^(a) Additional information on project budget and cost drivers may be found in Attachments 2 and 3.

E. SUSTAINABILITY

Target LEED™ Rating

- UC Equivalent for Silver rating

F. PROJECT CONFORMANCE

2006-11 State Funded Capital Improvement Program

- Conforms

2009-15 State and Non-State Capital Improvement Program

- Not applicable because original project approval and timeline pre-dates development of the 2009-15 State and Non-State Capital Improvement Program.

ATTACHMENT 2

PROJECT BUDGET [CCCI ^(a) 4,632]				
A. COSTS				
Category	Approved Budget (July 2009)	Proposed Augmentation	Total	% of Total
Site Clearance	13,000	0	13,000	0.1%
Building	12,911,000	1,295,000	14,206,000	86.0%
Exterior Utilities	51,000	0	51,000	0.3%
Site Development	91,000	0	91,000	0.6%
A/E Fees ^(b)	1,158,000	30,000	1,188,000	7.2%
Campus Administration ^(c)	368,000	100,000	468,000	2.8%
Surveys, Tests, Plans	211,000	0	211,000	1.3%
Special Items ^(d)	210,000	0	210,000	1.3%
Contingency ^(e)	568,000	(500,000)	68,000	0.4%
Total	15,581,000	925,000	16,506,000	100%
Group 2 & 3 Equipment	-	-	-	
Project Total	15,581,000	925,000	16,506,000	

^(a) The California Construction Cost Index (CCCI) represents midpoint of construction.

^(b) Fees include architectural and engineering services.

^(c) Campus Administration includes project and contract management staff which includes campus inspection services.

^(d) Special items include: VE/Constructability Review, Acoustical & AV Consultant, Historical Preservation Consultant, Independent Seismic Study, and Agency Review.

^(e) Project is 80% complete.

ATTACHMENT 3

<u>COST DATA</u>			
A. ANALYTICAL DATA			
	Approved Budget (July 2009)	Proposed Augmentation	Total Project
GSF ^(a)	44,155	0	44,155
ASF ^(b)	30,681	0	30,681
Efficiency ratio: ASF/GSF	69%	n/a	69%
Building Cost/GSF	\$287	\$17	\$304
Project Cost/GSF ^(a)	\$344	\$30	\$374
B. COMPARABLE UNIVERSITY PROJECTS AT CCCI 4632			
<ul style="list-style-type: none">• The project renovates an existing historic building and due to its unique conditions has no comparable University projects.			
C. NOTES			
<ul style="list-style-type: none">• None			

^(a) Gross square feet (GSF) is the total area, including usable area, stairways, and space occupied by the structure itself.

^(b) Assignable square feet (ASF) is the net usable area.

ATTACHMENT 4

<u>FUNDING PLAN UPDATE</u>				
A. TOTAL PROJECT COST (\$ 16,506,000)				
Funding Source	<ul style="list-style-type: none"> • State funds: \$8,065,000 • Gift funds: \$4,800,000 • Campus funds: \$3,641,000 			
B. FUNDING SCHEDULE				
Phase	Approved (July 2009)	Proposed (Jan 2010)	Funding Source	Total
Preliminary Plans (P)	\$500,000	n/a	Gifts	\$500,000
Working Drawings (W)	\$650,000	n/a	State	\$650,000
Construction (C)	\$7,415,000	n/a	State	\$7,415,000
Construction	\$4,300,000	n/a	Gifts	\$4,300,000
Construction	\$2,716,000	\$925,000	Campus funds	\$3,641,000
TOTALS:	\$15,581,000	\$925,000		\$16,506,000
C. STATE FUNDS				
Amount	\$8,065,000			
<ul style="list-style-type: none"> • Represents W, and partial C phase from State Higher Education Capital Outlay Bond Fund of 2006. 				
D. GIFT FUNDS				
Amount	\$4,800,000			
<ul style="list-style-type: none"> • Represents P and partial C phase from donor funds and a City of Riverside Redevelopment Agency grant. 				
E. CAMPUS FUNDS				
Amount	\$3,641,000			
<ul style="list-style-type: none"> • Represents partial C phase from Campus funds. 				