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August 13, 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,
OCEAN SCIENCE EDUCATION BUILDING PHASE 1, SANTA BARBARA CAMPUS**

EXECUTIVE SUMMARY

Campus:	Santa Barbara
Project:	Ocean Science Education Building Phase 1
Proposed Action:	Approval of project budget for \$11,108,000
Total Project Cost:	\$11,108,000 to be funded from federal funds (\$7,143,699) and gift funds (\$3,964,301).
Previous Actions:	None
Future Actions:	Design approval
Project Summary:	In partnership with the National Oceanic and Atmospheric Administration (NOAA), the campus proposes to construct a 9,730-asf facility to accommodate the Marine Science Institute's Outreach Center for Teaching Ocean Science (OCTOS) and headquarter facilities for NOAA's Channel Islands National Marine Sanctuary (CINMS or the Sanctuary) unit.
Issues:	The Ocean Science Education Building Phase 1 project includes an Office Wing providing 4,120 asf to house CINMS and an Education Wing totaling 5,610 asf to house OCTOS. Project funds will build the entire Office Wing and will construct the shell of the Education Wing, including stubbed-in utilities, which enables phased development of separate donor-funded tenant improvement projects (e.g., Seawater Center, Theater, Classroom-Laboratory) that are programmed in the Education Wing.

It is recommended that:

Pursuant to Standing Order 100.4(q)

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

Santa Barbara:	<u>Ocean Science Education Building Phase 1</u> - preliminary plans, working drawings, construction, and equipment - \$11,108,000 to be funded from federal funds (\$7,143,699) and gift funds (\$3,964,301).
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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, StandBy, 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

2008-09 Budget for Capital Improvements and
Capital Improvement Program
Scheduled for
Regent's Allocations, Loans, Income Reserves,
University Registration Fee Reserves, Gift Funds, and Miscellaneous Funds

Campus and Project Title (<u>Total Cost</u>)		Proposed <u>2008-09</u>	
<u>Santa Barbara</u>			
	P	796,699	F
Ocean Science	W	1,102,000	F
Education Building	C	4,995,000	F
Phase 1	C	3,964,301	G
	E	250,000	F
(\$11,108,000)			

DESCRIPTION

The Santa Barbara campus requests project budget approval for the Ocean Science Education Building (OSEB) Phase 1 project at a total cost of \$11,108,000 to be funded from federal funds (\$7,143,699) and gift funds (\$3,964,301). In partnership with the National Oceanic and Atmospheric Administration (NOAA), the project would construct a 9,730-asf facility to accommodate the Marine Science Institute's Outreach Center for Teaching Ocean Science (OCTOS) and headquarter facilities for NOAA's Channel Islands National Marine Sanctuary (CINMS or the Sanctuary) unit. If the estimated gift funding required to construct Phase 1 is not in hand at the time of construction bid, then the campus may either provide the funding necessary to comply with Regents' policy regarding bid and award, or it may delay construction of the Education Wing until funding is in hand. Completion of tenant improvements in the Education Wing, including Seawater and Technology-based exhibits, Theater, and Classroom-Laboratory, will be completed as gift funds become available.

Background

Over the past decade, the Marine Science Institute (MSI) and the Sanctuary have developed a strong educational partnership, while pursuing complementary programs in research, education, exploration, conservation, and public service. Collocating these organizations in the proposed building enables greater utilization of current and future resources. The programs and facilities proposed by the UCSB-NOAA partnership are unique in academia.

Approximately five years ago, the campus began discussions with representatives of NOAA to determine the benefits and feasibility of relocating the headquarters of the Channel Islands National Marine Sanctuary to the Santa Barbara campus. Located at the Santa Barbara Harbor, the Sanctuary's headquarters are housed in the Waterfront Center building. According to a planning study conducted by NOAA in 2003, the Sanctuary's existing space and facilities were

deemed inadequate -- the building did not satisfy current and projected space needs, and its location was difficult for the general public to find.

The first marine science outreach program began at UCSB in 1969. Known today as OCTOS, marine science education and outreach has grown in tandem with the rapid increase of environmental awareness and the need for ecological preservation and conservation. The OCTOS program serves more than 5,000 visitors per year, targeting groups from local and regional schools, organizations and civic groups. Programs are designed for "hands-on" learning of the importance and interdependency of marine and coastal ecosystems, conservation, preservation, and public policy. Currently, OCTOS operates out of one office (137 asf) in the Marine Science Building and frequently schedules use of MSI's auditorium and touch-tank facility.

The Channel Island National Marine Sanctuary's primary function is the protection, management and conservation of the ecological, recreational, historic, cultural, scientific and educational resources that encompass 1,658 square miles of the Pacific Ocean, including the Santa Barbara Channel and the waters surrounding the five Channel Islands: San Miguel, Santa Rosa, Santa Cruz, Anacapa, and Santa Barbara. The Sanctuary's management responsibilities of the Channel Islands ecosystems provide a natural laboratory for research on the interface between marine science and public policy.

Project Description

The proposed Ocean Science Education Building Phase 1 would be a 9,730 asf (15,284 gsf) two-story building comprised of two wings divided by an entry courtyard and bridge connection. The Office Wing would be fully constructed providing 4,120 asf to accommodate the Sanctuary's headquarters and 26 staff members. Facilities include private and open offices, conference, archive/library, multi-media area, and file and storage support spaces. In Phase 1, the Education Wing would have its architectural shell and rough-in utilities constructed. The shell would provide 5,610 asf of space to house specialized OCTOS facilities that include a seawater center, theater, and classroom-laboratory. Subsequent phases would provide tenant improvements to the Education Wing and are dependant on additional fundraising. Phasing this development enables the campus to define separate, donor-funded tenant improvement projects for the seawater exhibits, theater and class-laboratory facilities.

The site is located at the corner of Lagoon Road and UCen Road, adjacent to the Marine Science Building to the north and the Bio II Building to the west. The project site provides approximately 8,000 square feet of area, which is set back a required 50-feet from Lagoon Road. Across Lagoon Road is an ocean bluff-top trail that leads to the existing learning facility called THE REEF, as well as to Campus Point Beach and Lagoon. Upper levels of the OSEB would be afforded views of the Pacific Ocean and the Channel Islands. Existing dilapidated outdoor storage and seawater facilities would be demolished. Existing building service areas, bicycle paths and parking lots would be reconfigured. The site would be landscaped, and a bus drop-off zone and outdoor program orientation area would be provided.

To maximize available funding, bid alternates for the Education Wing will be studied and identified. Detailed cost analyses will be conducted throughout the design and construction

drawing phases, incorporating current local bid-market trends. Development strategies will be employed to increase the project's 'economies of scale' and improve flexibility. The campus intent is to streamline the project schedule and have sufficient bid alternates to enable the campus to benefit from the recent favorable shift in the region's construction bidding climate.

The project is estimated to begin construction in May 2009 with completion by October 2010.

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. Reflected in the project budget is a goal to achieve a LEED Gold equivalency. Specific information regarding energy efficiency and sustainability will be provided when the project is presented for design approval.

CEQA Classification

Consistent with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) will be prepared for the project and presented at the time of design approval. The project will receive federal funding and will also comply with the National Environmental Policy Act (NEPA) with the preparation of an Environmental Assessment.

Financial Feasibility

The total project cost would be \$11,108,000 funded from federal funds (\$7,143,699) and gift funds (\$3,964,301).

If all of the gift funds and pledges are not in hand at the time of construction bidding, then the campus may either provide the funding necessary to comply with Regental policy (regarding bid and award) in order for the project to proceed on schedule, or the campus may phase development by delaying construction of the Education Wing until funds are in hand.

Status of the gift campaign as of July 2008:

Gifts In Hand	\$ 0
Gifts Pledged	\$ 0
<u>Gifts To Be Raised</u>	<u>\$ 3,964,301</u>
Total Gifts	\$ 3,964,301

Status of Federal funding as of July 2008:

Federal Funds In-Hand	\$5,643,699
<u>Federal Funds Budgeted</u>	<u>\$1,500,000</u>
Total Federal Funding	\$7,143,699

The NOAA Office of National Marine Sanctuaries has budgeted \$1,500,000 in their fiscal 2009 Procurement, Acquisition & Construction allocation for OSEB, and this is included in the total federal funding. These funds will become available to the campus after the federal budget act is signed into law and after NOAA completes the transfer to UCSB. If the pledged funds are delayed beyond the construction bid date (April 2009), then the campus would provide funding as required to comply with Regental policy in order to keep the project on schedule.

The project bidding climate in the Santa Barbara region has improved substantially over the past six months with most projects bidding below their estimated budgets. In response, Santa Barbara is endeavoring to benefit from the market shift and will expedite the project in an effort to begin construction in June 2009.

Relationship between NOAA and University of California

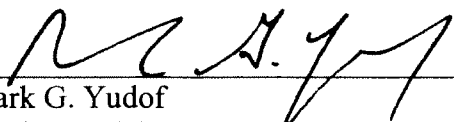
Federal funding for the planning, design and construction of OSEB Phase 1 is provided to the campus through a Cooperative Relations Agreement. This agreement calls for the University to design, construct and own the facilities that would house the Channel Island National Marine Sanctuary.

Prior to occupancy of the building, the campus plans to negotiate the terms of a long-term lease with NOAA and, pursuant to policy, will bring it to the Board for approval. The lease would specify the obligations of both the landlord (Regents) and the tenant (NOAA) with respect to operation of the Building. The campus expects that the federal funding provided for the design and construction of the project would be equal to the value of the space to be leased to NOAA. Therefore, monthly rent would not be charged, although NOAA would be responsible for all operating expenses associated with the space it would occupy.

Approved:

Richard C. Blum
Chairman of the Board of Regents

Leslie Tang Schilling
Chairman of the Committee on Grounds and Buildings



8/13/08

Mark G. Yudof
President of the University

Attachment

-7-

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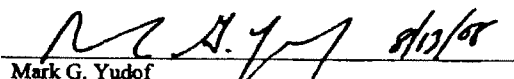
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Chairman of the Board of Regents

les 8/18/08

Leslie Tang Schilling
Chairman of the Committee on Grounds and Buildings

Mark G. Yudof 8/13/08

Mark G. Yudof
President of the University

Attachment

ATTACHMENT 1

**PROJECT STATISTICS
OCEAN SCIENCE EDUCATION BUILDING PHASE 1
CAPITAL IMPROVEMENT BUDGET
SANTA BARBARA CAMPUS
CCCI 5512**

<u>Cost Category</u>	<u>Total Amount</u>	<u>% of Total</u>
Site Clearance	\$129,000	1.2%
Building	\$6,385,000	58.8%
Exterior Utilities	\$707,000	6.5%
Site Development	\$421,000	3.9%
Campus Administration	\$817,000	7.5%
A/E Fees ^(a)	\$1,563,000	14.4%
Surveys, Tests	\$133,000	1.2%
Special Items ^(b)	\$234,000	2.2%
Contingency	\$469,000	4.3%
Total	\$10,858,000	100%
Group 2 & 3 Equipment	\$250,000	
Total Project	\$11,108,000	

<u>Statistics</u>	<u>Total</u>
Gross Square Feet (GSF) ^(c)	15,284
Assignable Square Feet (ASF) ^(c)	9,730
Ratio ASF/GSF (%)	64%
Building Cost/GSF ^(c)	\$418

Comparable University Projects at CCCI 5512

Comparison projects are not included due to the unique and complex nature of this project.

- (a) A/E Fees include Special Consultants for Acoustics/Noise Control, Marine (seawater) and Technology Exhibits, Class-Laboratory and Theater facilities.
- (b) Special items include Roofing Consultant, Scheduling Consultant, OSA Plancheck, SFM Plancheck, CEQA/NEPA, Goleta Water District, Fire Protection Engineering, Commissioning, Legal Services, and Campus Atlas.
- (c) Gross square feet (GSF) is the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet (ASF) is the net usable area.