

UNIVERSITY OF CALIFORNIA

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SANTA BARBARA • SANTA CRUZ

EXECUTIVE VICE PRESIDENT—
CHIEF FINANCIAL OFFICER

OFFICE OF THE PRESIDENT
1111 Franklin Street, 6th Floor
Oakland, California 94607-5200
510/987-9029

August 31, 2018

The Honorable Holly J. Mitchell
Chair, Joint Legislative Budget Committee
State Capitol, Room 5080
Sacramento, CA 95814

Ms. Keely Bosler
Director of Finance
State Capitol, Room 1145
Sacramento, CA 95814

Dear Senator Mitchell and Director Bosler:

In accordance with Sections 92493 through 92496 of the Education Code, the University of California is submitting for your review and approval the University's 2019-20 State Capital Outlay proposal. The proposal totals \$213.3 million of State resources and includes \$178.3 million for six capital projects and \$35 million for the third phase of a systemwide deferred maintenance program. Capital projects are also supported with non-State resources. The projects address: seismic and life safety corrections at the Berkeley campus; enrollment growth at the Irvine, Riverside, Santa Barbara, and Santa Cruz campuses; and facilities renewal and improvements for Division of Agriculture and Natural Resources. A Capital Outlay Budget Change Proposal Report for each project and the deferred maintenance program is attached.

Your consideration and support of the University's 2019-20 Capital Outlay request is appreciated and I look forward to discussing this proposal with you. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan Brostrom".

Nathan Brostrom
Executive Vice President-Chief Financial Officer

Attachment

cc: President Napolitano (*electronic attachment only*)
Associate Vice President Arrivas
Associate Vice President Alcocer (*electronic attachment only*)
Associate Vice President Flaherty
Chief of Staff Gabriel (*electronic attachment only*)

Chief of Staff Werdick (*electronic attachment only*)
Executive Director Stimpson
Director Santa Cruz
Director Yin (*electronic attachment only*)
Associate Director Diaz (*electronic attachment only*)
Assistant Director Virtanen
Systemwide Budget Analyst Olmos (*electronic attachment only*)
Ms. Finn, Program Budget Manager, Department of Finance (*electronic attachment only*)
Mr. Lief, Assistant Program Manager, Department of Finance
Ms. Lukenbill, Principal Program Analyst, Department of Finance
Mr. Katz, Finance Budget Analyst, Department of Finance
Mr. Constantouros, Senior Fiscal and Policy Analyst, Legislative Analyst's Office
Ms. McGee, Executive Secretary, Legislative Analyst's Office
Ms. Troia, Consultant, Joint Legislative Budget Committee
Ms. Huynh, Budget Consultant for Senator Mitchell
Mr. Alvarez, Secretary of the Senate
Mr. Wilson, Chief Clerk of the Assembly
Ms. Leach, Office of the Chief Clerk of the Assembly
Ms. Liranzo, Office of the Chief Clerk of the Assembly
Ms. Black, Senate Republican Caucus
Ms. Lee, Consultant, Senate Budget and Fiscal Review Committee #1
Mr. Martin, Assembly Budget Committee #2
Indexing Division, Office of Legislative Counsel

Capital Outlay Request 2019-20

August 31, 2018

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bcc: Assistant Director Barker (*electronic attachment only*)
Assistant Director Connor
Budget Analyst Cox
Planning Specialist Sundelson
Director Sodhi
Finance Officer Magee (*electronic attachment only*)
Director Kalich (*electronic attachment only*)
Executive Assistant Assistant Magness-Cotton

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
 DF-151 (REV 07/18)

Fiscal Year 2019-20	Business Unit 6440	Department University of California	Priority No.
Budget Request Name		Capital Outlay Program ID	Capital Outlay Project ID (7 digits. For new projects leave blank)
Project Title Berkeley – University Hall Seismic Safety Corrections		Project Status and Type Status: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuing Type: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	

Project Category (Select one)

- ☐ CRI (Critical Infrastructure)
 ☐ WSD (Workload Space Deficiencies)
 ☐ ECP (Enrollment Caseload Population)
 ☒ SM (Seismic)
☐ FLS (Fire Life Safety)
 ☐ FM (Facility Modernization)
 ☐ PAR (Public Access Recreation)
 ☐ RC (Resource Conservation)

Total Request (in thousands) \$6,050	Phase(s) to be Funded C	Estimated Total Project Cost (in thousands) \$17,475
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University Hall Seismic Safety Corrections – \$6,050,000 for Construction. The project includes reinforcing the University Hall building to improve its resistance to seismic forces and provide life safety protection to its occupants during a large earthquake. In conjunction with the seismic work, the project includes mandatory work to correct fire and life safety and accessibility deficiencies, including a new fire sprinkler system for the building. Total project costs are estimated to be \$17,475,000, including preliminary plans (\$251,000), working drawings, (\$1,258,000), and (\$15,966,000). The construction amount includes \$14,438,000 for the construction contract, \$948,000 for contingency, and \$580,000 for architectural and engineering services. The current project schedule estimates preliminary plans will begin in July 2019 and be completed in August 2019. The working drawings are estimated to begin September 2019 and be approved in April 2020. Construction is scheduled to begin in July 2020 and be completed in June 2021.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI 6598
Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing	

Impact on Support Budget

- One-Time Costs ☐ Yes ☒ No Future Costs ☐ Yes ☐ No
 Future Savings ☐ Yes ☒ No Revenue ☐ Yes ☐ No

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
 Attach comments of affected department, signed and dated by the department director or designee.

Prepared By  Colleen Connor	Date 8/28/18	Reviewed By  Dana Santa Cruz	Date 9/28/18
Department Director	Date	Agency Secretary	Date

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
----------------------------------	-----------------------------------

University Hall Seismic Safety Corrections

Project Planning Guide

Approved:



Rosemarie Rae

Vice Chancellor-Finance and Chief Financial Officer
University of California, Berkeley

PROJECT PLANNING GUIDE

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1. Executive Summary

The proposed University Hall Seismic Safety Corrections (UHSSC) project will reinforce the University Hall building to improve its resistance to seismic forces and provide life safety protection to its occupants during a large earthquake. In addition, these reinforcements will maintain use of an important supply of well-located space critically needed to support campus programs. University Hall is rated Seismic Performance Level VI (“Very Poor”).

UHSSC project will implement seismic improvements to achieve compliance with the UC Seismic Safety Policy requirements as updated in 2017. The structural work will include: increasing the overall strength of the building in the east-west direction with the addition of new shear walls; strengthening the existing walls; and strengthening the perimeter piers at levels 4 and 5.

In conjunction with the seismic work, the UHSSC project includes mandatory work to correct fire and life safety and accessibility deficiencies, including a new fire sprinkler system for the building. To carry out the work while continuing instruction and research activities, the occupants of University Hall will be relocated in phases, primarily within the building.

2. Background and Justification

University Hall, built in 1957, was the original home of the University of California system. Occupancy of the building was transferred to the Berkeley campus from the UC Office of the President in 1989. It is a seven-story tower over a basement with a two-story wing to the west, totaling 150,887 gross-square-feet (gsf) or 97,815 assignable-square-feet (asf).

Located at the western edge of the Berkeley campus (refer to Attachment 1.1 Project Location), and approximately three-quarters of a mile west of the seismically active Hayward Fault, University Hall is occupied by the School of Public Health and the College of Natural Resources. The building is also home to critical campus administrative units including Environment, Health & Safety, Human Resources, Finance Office, and Budget Office. Approximately 25,000 asf of University Hall is used as temporary relocation space while campus buildings undergo seismic retrofit.

Earlier plans to demolish the building and redevelop the site with administrative, commercial, and residential uses have changed given the campus’s ongoing critical need for academic and administrative space, as well as surge space for future seismic projects.

a. Existing Building Description

University Hall is a non-ductile perimeter concrete frame building with limited interior concrete shear walls. It was seismically retrofitted in 1990 to improve its expected seismic performance. At that time, concentric steel braced frames were added to the exterior faces of the perimeter concrete frames above the second floor. The basement and first level floor were strengthened and several concrete walls were added. There have been no significant alterations since that time.

The seismic performance of the structure was evaluated in 2014 and reevaluated in 2018. The 2018 study evaluated the performance on the criteria established by the UC Seismic Safety Policy as updated in 2017.

b. Seismic Condition

Based on the results of the most recent evaluation, it is concluded that the building currently does not satisfy the requirements for the expected seismic performance level based upon the California Building Code Requirements. The building is rated Performance Level VI and will be retrofitted to a minimum of Performance Level IV by 2030 in order to meet the UC Seismic Safety Policy.

3. Alternatives Considered

University Hall functions well in its role as an academic and administrative building, but two alternatives to a complete seismic retrofit were considered.

“Do Nothing” Option

One way to address the exposure to seismic risk is to vacate, or de-populate the building such that the level of use is reduced to the extent that the risk to building occupants is minimized. To accomplish this in University Hall, not only would critical academic programs need to be relocated, but core administrative functions would as well. This alternative is infeasible because the building is robustly used, and no alternative space is available for the critical programs and functions that currently occupy University Hall.

Demolition and Replacement Option

Occasionally with an older structure, it can be more cost-effective to demolish the structure and rebuild. In this case, the location of University Hall within the downtown Berkeley area also presents a potential opportunity for a larger and more commercial redevelopment. This option was considered over the past few years; however, redevelopment was determined to be infeasible. Lack of campus space for the current occupants, and limited funds for investment in a new structure render this option infeasible. The cost of the seismic improvement is a fraction of the cost to expand and rebuild, and is able to be implemented while partially occupying the building.

4. Project Description

a. Seismic Retrofit

The proposed University Hall Seismic Safety Corrections project will be designed and implemented in accordance with the current University of California Seismic Safety Policy and California Building Code.

The project would: install fiber wrap to walls at two interior cores; add steel shear plates to columns at floor 4 and floor 5; and add new concrete shear walls to the north and south sides of the structure from the basement to the underside of the second floor. New walls would be added to the exterior of the existing retaining walls because of limited access from the interior of the building. At floor 1, reinforced concrete shear walls would be added to the 1990 concrete frames. The project would include repair of the braced frames added as part of the 1990 seismic retrofit because some steel elements are corroded due to lack of maintenance since the previous retrofit.

The work would require excavation, shoring, and below-grade waterproofing. Grounds and landscape impacted by the retrofit would be repaired. The project would relocate and/or repair electrical, mechanical, plumbing, and communications systems impacted by structural work. Impacted walls, ceilings, finishes, and building elements would be restored.

b. Required Code Upgrades

Mandatory fire, life safety, and code upgrades triggered by the seismic work would include: an upgraded fire alarm system; installation of a new automatic fire sprinkler system; correction of deficiencies in rated occupancy separations; and improved exit signs and exit lighting.

Accessibility upgrades would include: path of travel, bathrooms, drinking fountains, and signage improvements. Additional modifications for accessibility at interior doors, door hardware, and other interior features will be required in those rooms that are directly impacted by the seismic correction work.

5. Delivery Method and Project Schedule

The proposed project will be delivered by the Berkeley campus and the anticipated delivery method is construction manager-at-risk. Construction of the project is estimated to begin in May 2020 and is estimated to take approximately one year. The building will remain open and occupied through the construction period.

6. Cost Basis

The campus has completed planning studies and cost analyses for the project. The project will be funded with a combination of campus funds and external financing supported by State appropriations under the provisions of Section 92493 through 92496 of the California Education Code. Maintaining building occupancy during construction presents a significant challenge and thus an adequate project contingency is required to address unforeseen issues that may arise. The age and condition of the building, as well as a lack of past resources to address routine maintenance, requires that the contingency and design services budget allocation be adequate. Temporary occupant relocation costs associated with the implementation of the project will be funded by the campus in a separate project, in accordance with Section 6806 of the State Administrative Manual.

7. Sustainable Practices

The project will comply with the University of California Policy on Sustainable Practices. As required by policy and campus goals for carbon-neutrality, 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.

8. Relationship with University Mission and Objectives

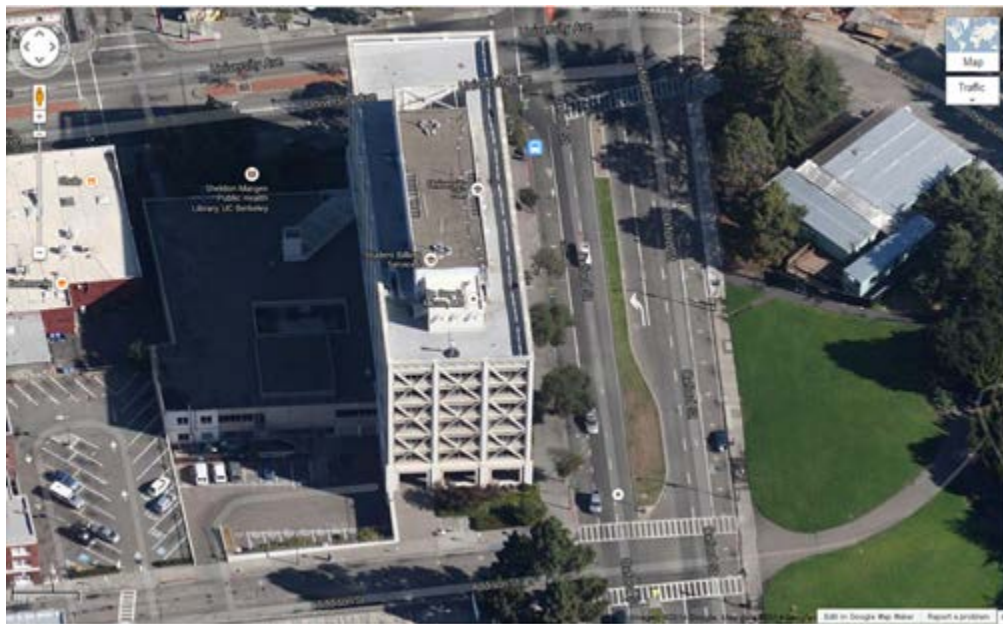
The University's capital improvement program addresses seismic, fire, and other life safety hazards; renewing obsolete and aging facilities; renovating facilities to meet changing program needs; and expanding critical infrastructure and utility systems to meet program requirements. This project supports the mission of the University of California by addressing seismic remediation for a heavily utilized facility on the Berkeley campus.

Attachment 1. Illustrations and Photographs

1.1 Project Location



1.2 Building Images



1.3 Examples of corrosion at exterior brace frames



Project Schedule
UNIVERSITY OF CALIFORNIA, BERKELEY


DATE: 7/6/2018

UC 252014

Attachment 3. Project Capital Improvement Budget

CAPITAL IMPROVEMENT BUDGET BUDGET DATA

UNIVERSITY OF CALIFORNIA
BERKELEY CAMPUS

University Hall Seismic Safety Corrections		TBD	1594	CCCI: 6598 EPI: XXX
Project Title:		Project Number:	CAAN:	Cost Indexes:
A FUNDING SCHEDULE				
Totals (000's)	Prefunded	2018-2019	2019-2020	2020-2021
P		251		
W			1,258	
C			9,916	
C			6,050	
E				
(Tot. Proj.) \$	0	251	17,224	0
B FUNDING REFERENCES				
Account No.	Column (1)	Column (2)	Column (3)	Total all Sources (4)
Source:				
C COSTS				
	\$	\$	\$	%
0 Site Clearance				0.0
1 Construction			14438	82.6
2 Exterior Utilities				0.0
4 Site Development				0.0
5 Fees			999	5.7
6 A&E/PP&C			724	4.1
7 Surveys, Tests, Plans, Spec.				
			149	0.9
8 Special Items			217	1.2
SUBTOTAL	\$	\$	\$ 16527	94.6
9 Contingency 6.6%			948	5.4
TOTAL P-W-C	\$	\$	\$ 17475	100.0
3 Group 2&3 Equipment				0.0
TOTAL PROJECT	\$	\$	\$ 17475	
Available Funding				
Anticipated Surplus (Deficit)	\$	\$	\$	
D FINANCING				
State Funds			6050	
Campus Funds			11425	
TOTAL			\$ 17475	
E STATUS OF PROJECT:				
Name: Shannon Holloway	Signature: 	Budget No. 1		
Title: Director	Title: Director of Capital Projects	Date 7/26/2018		
Prepared By: Jay Chavez	Approved for Campus, Date: 08/15/18	Orig Date 7/26/2018		
Program:	Fiscal:	Signature:	Revised	
Cost:		Title:		
Approved AVP-PPC, Date:				

CAPITAL IMPROVEMENT BUDGET ANALYTICAL DATA

UNIVERSITY OF CALIFORNIA
BERKELEY CAMPUS

University Hall Seismic Safety Corrections		TBD	1594	CCCI: 6598 EPI: XXX
Project Title:		0	CAAN:	v

F ANALYTICAL DATA

	Column (1)	Column (2)	Column (3)	Total All Sources (4)
ASF per PPG 7/18	ASF	ASF	ASF	97,815 ASF
ASF Current	ASF	ASF	ASF	97,815 ASF
OGSF	OGSF	OGSF	OGSF	150,887 OGSF
Ratio (ASF Current/OGSF)	to 1.00	to 1.00	to 1.00	0.65 to 1.00
Construction Cost per ASF	/ASF	/ASF	/ASF	\$147.61 /ASF
Construction Cost/ OGSF	/OGSF	/OGSF	/OGSF	\$95.69 /OGSF
Total PWC Cost per ASF	/ASF	/ASF	/ASF	\$178.65 /ASF
Total PWC Cost per OGSF	/OGSF	/OGSF	/OGSF	\$115.82 /OGSF
Gr. 2&3 Equip. Cost/ ASF	/ASF	/ASF	/ASF	\$0.00 /ASF

G CONSTRUCTION COST ANALYSIS

	COSTS	UNIT COSTS		%	REMARKS
		\$/ASF	\$/OGSF		
• Concrete & Structure	\$				
• Closing -in					
• Finishing					
• Group 1 Equipment					
a. SUBTOTAL-Gen Constr.	\$	\$	\$		
b. HVAC					
c. Plumbing					
d. Electrical					
e. Elevators					
f. Other					
TOTAL BUILDING COST ONLY	\$	\$	\$	0.0	
g. Additional Bldg. Costs					
TOTAL BUILDING + ADD'L COSTS	\$	\$	\$		
h. Other Construction		Identify			
i. Other Construction		Identify			
TOTAL CONSTRUCTION COST	\$				

H NOTES: 14,438,000

Items included under 8.0 Special Items:

8.321 Hazardous Materials Testing	20,000
8.510 Cost Estimating & Scheduling	20,000
8.611 Independent Peer Reviews	45,000
8.810 DSA Plan Check	18,650
8.820 Campus Fire Marshal	113,720
TOTAL	217,370

Budget No.	1
Date	7/26/2018
Orig Date	7/26/2018
Revised	

Prepared By: Jay Chavez

Attachment 4. Environmental Impact Classification

UNIVERSITY OF CALIFORNIA ENVIRONMENTAL IMPACT CLASSIFICATION

Campus/Field Station/Division Berkeley Project Account TBA
Project Title University Hall Seismic Safety Corrections

For purposes of compliance with the California Environmental Quality Act of 1970 (CEQA), and Amended University of California Procedures for Implementation of CEQA, this project has been reviewed and initially classified as indicated below. Please check (X) as appropriate. Include project description and appropriate local map with your submission.

☐ I. EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 - When it can be seen with certainty that there is no possibility the action will result in physical change to the environment (15061(b)(3)), or the action is specifically exempted by statute (15260-15285), the project is classified as generally exempt from CEQA. General/Statutory Exemption: § [Insert applicable CEQA Guidelines Section]

☒ II. CATEGORICALLY EXEMPT - This project falls under the indicated Class(es) of Exemption(s), none of the exceptions to the exemption apply (15300.2), and there is no significant effect on the environment (for complete list see CEQA Guidelines Section 15300):

<input checked="" type="checkbox"/> Class 1: Existing Facilities	<input type="checkbox"/> Class 17: Open Space Contracts or Easements
<input type="checkbox"/> Class 2: Replacement or Reconstruction	<input type="checkbox"/> Class 23: Normal Operation of Facilities for Public Gatherings
<input type="checkbox"/> Class 3: New Construction or Small Structures	<input type="checkbox"/> Class 25: Transfer of Land: Natural Conditions/Historical Resources
<input type="checkbox"/> Class 4: Minor Alterations to Land	<input type="checkbox"/> Class 30: Minor Actions: Prevent Hazardous Waste/Substances
<input type="checkbox"/> Class 6: Information Collection	<input type="checkbox"/> Class 31: Historical Resource Restoration/Rehabilitation
<input type="checkbox"/> Class 11: Accessory Structures	<input type="checkbox"/> Class 32: In-Fill Development Projects
<input type="checkbox"/> Class 13: Acquisition for Conservation	<input type="checkbox"/> Class 33: Small Habitat Restoration Projects
<input type="checkbox"/> Class 16: Transfer of Land Ownership for Parks	Other: <u>[If other, identify which class under Section 15300]</u>

☐ III. INITIAL STUDY - This project is not statutorily or categorically exempt from CEQA; an Initial Study is to be prepared to determine if the project may have a significant effect on the environment.

☐ Stand-Alone ☐ Tiered Initial Study (15152): [Identify EIR from which Initial Study is tiered]

☐ IV. ENVIRONMENTAL IMPACT REPORT (EIR) - It is known that the project will have a direct or cumulatively significant effect on the environment and an EIR will be/has been prepared. Identify the type of EIR:

☐ Programmatic ☐ Stand-Alone (Project-Specific) [Identify EIR title]

Additional project analysis:

☐ None/Findings Only ☐ Addendum ☐ Subsequent ☐ Supplement to EIR: [Identify EIR from which document is tiered/based]

PROJECT DESCRIPTION - [Insert brief project description, provide supporting documentation as appropriate.]

Real estate transaction type: ☐ Acquisition ☐ Sale ☐ Lease ☐ Easement ☐ License [Include proposed use in project description below]

Per the 2014 Seismic Evaluation, University Hall is identified as seismically poor and in need of retrofit to address structural and life safety hazards. The project will conduct seismic upgrade of the building to improve the seismic safety rating to "IV". The project is exempt under Class 1, Existing Facilities. No expansion or change of use is proposed.

V. Does this project conform to the approved LRDP? ☒ YES ☐ NO ☐ NA [If NO or NA, include explanation in Project Description above]

VI. Judy Chess 7/3/18 Vini Bhargava 7/3/18
Prepared by Date Local Approved by Date

VII. OFFICE OF THE PRESIDENT

☒ Concur with Classification ☐ Do not concur with Classification

[Signature]
Signed

8/15/2018
Date



STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
 DF-151 (REV 07/18)

Fiscal Year 2019-20	Business Unit 6440	Department University of California	Priority No.
Budget Request Name		Capital Outlay Program ID	Capital Outlay Project ID (7 digits. For new projects leave blank)
Project Title Santa Barbara – Classroom Building		Project Status and Type Status: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuing Type: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project Category (Select one) <input type="checkbox"/> CRI (Critical Infrastructure) <input type="checkbox"/> WSD (Workload Space Deficiencies) <input checked="" type="checkbox"/> ECP (Enrollment Caseload Population) <input type="checkbox"/> SM (Seismic) <input type="checkbox"/> FLS (Fire Life Safety) <input type="checkbox"/> FM (Facility Modernization) <input type="checkbox"/> PAR (Public Access Recreation) <input type="checkbox"/> RC (Resource Conservation)			
Total Request (in thousands) \$79,787	Phase(s) to be Funded C	Estimated Total Project Cost (in thousands) \$97,133	

Classroom Building – \$79,787,000 for Construction. The project includes 53,940 assignable-square-feet (95,250 gross-square-feet) to support past and future enrollment growth. The project provides traditional lecture halls, flexible classrooms, and active learning classrooms that support contemporary teaching pedagogies. Total project costs are estimated at \$97,133,000, including preliminary plans (\$2,100,000), working drawings (\$2,300,000), construction (\$89,433,000), and equipment (\$3,300,000). The construction amount includes \$77,869,000 for the construction contract, \$3,893,000 for contingency, and \$7,671,000 for architectural and engineering services. The current project schedule estimates preliminary plans will begin in December 2018 and be completed in July 2019. The working drawings are estimated to begin in September 2019 and be approved in July 2020. Construction is scheduled to begin in January 2021 and be completed in February 2023.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI 6975
Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing	
Impact on Support Budget		
One-Time Costs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Future Costs <input type="checkbox"/> Yes <input type="checkbox"/> No	
Future Savings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Revenue <input type="checkbox"/> Yes <input type="checkbox"/> No	

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
 Attach comments of affected department, signed and dated by the department director or designee.

Prepared By  Colleen Connor	Date 8/31/18	Reviewed By  Dana Santa Cruz	Date 8/31/18
Department Director	Date	Agency Secretary	Date

Department of Finance Use Only	
Principal Program Budget Analyst	Date submitted to the Legislature

PROJECT PLANNING GUIDE

Classroom Building

Project No. 981986

August 2018

Approved:



Chuck Haines

Acting Assistant Chancellor, Finance and Resource Management

Sole Campus Capital Designee

University of California, Santa Barbara

PROJECT PLANNING GUIDE

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Attachments:

Capital Improvement Budget (CIB)

Project Schedule

EIC

Location Map

PROJECT PLANNING GUIDE
Classroom Building
University of California Santa Barbara
Project No. 981986
August 2018

I. Executive Summary

The Santa Barbara campus proposes a new Classroom Building of approximately 53,940 assignable-square-feet (95,250 gross-square-feet) to support past and future enrollment growth. The project provides traditional lecture halls, flexible classrooms, and active learning classrooms that support contemporary teaching pedagogies. The building would provide the largest addition of new teaching space on campus since the early 1990s.

UCSB needs to expand its inventory and capacity of instructional facilities to serve one of the University's core missions—teaching. The Classroom Building would respond to the campus's shortage of general assignment classrooms. The proposed project would increase UCSB's teaching inventory by approximately 35 percent, expand capacity by 40 percent, mitigate student waitlists, reduce dependency on evening classes and assembly rooms, increase student access to classes, and help reduce students' time to degree. The project would provide sufficient classroom capacity through 2024-25.

II. Background

UCSB is a Tier 1 university renowned for its interdisciplinary academic and research programs, engaging students and faculty, and collaboration across academic disciplines in the sciences, engineering, humanities, and the arts. The academic stature of the campus has grown tremendously. UCSB is a member of the prestigious American Association of Universities, and offers more than 200 academic majors, degrees, and credentials from five colleges and schools including the graduate division. The campus has over 100 interdisciplinary research centers and is home to 12 national research centers and institutes. Among the campus's faculty are six Nobel laureates, a Fields Medalist, a Millennium Technology Prize recipient, and two Emmy and Academy Award winners.

With a solid reputation for academic and research excellence, UCSB's enrollment applications have grown substantially from 2010-11 to 2017-18: undergraduate student applications soared to 98,674 (an increase of 67 percent) and graduate student applications exceeded 9,500 (an increase of 25 percent). Today, the campus has attracted the most academically competitive and ethnically diverse student body in its history.

III. Statement of Need

Enrollment has grown substantially— over the last 20 years, campus headcount enrollment has grown approximately 30 percent, nearly half of which has occurred in the past five years. Enrollment is projected to increase a further seven percent by 2024-25. This substantial

growth (both recent and long term) reflects the heightened academic reputation of the campus and desirability of top students to attend UCSB.

The campus struggles to meet the needs and preferences of faculty and students alike when scheduling classes throughout the academic year. The challenge is two-fold: 1) there must be proper sequencing of prerequisite classes, and 2) there must be enough appropriately sized and configured classrooms to support the 200-plus academic major programs. The campus faces the following critical demands:

- **Need for new classroom and lecture hall space to meet current and projected demand through 2024-25.** With extraordinary enrollment growth, general assignment classrooms are over utilized (refer to Table 1). Classrooms with seating for less than 50 are scheduled until 10 p.m. and large classrooms and lecture halls (with seating over 100) are exceeding 100 percent utilization. UCSB's current classroom inventory and related capacity has changed less than 1 percent between 2005-06 and today.
- **Need for new instructional classrooms and lecture halls to accommodate active learning pedagogies.** Modern technology and social changes have led to new teaching methodologies focused on project-based, team-oriented problem solving, and interactive teaching and learning. UC Santa Barbara's existing inventory of classrooms is exclusively traditional in format, without the flexibility to provide arrangements and technologies used in active learning and teaching formats.
- **Need to expand inventory of instruction facilities and improve time-to-degree rates.** Enrollment growth, expanding academic programs, and a lack of available classrooms have led to a significant increase in course waitlists. Since winter quarter 2016, students unable to enroll in a course increased nearly 15 percent. A study by the campus Registrar found that small reductions in a student's course workload tend to extend a student's time-to-degree, and waitlisted students tend to have smaller course loads as compared to their peers.

Need for New Classroom and Lecture Hall Space to Meet Current and Projected Demand Through 2024-25

The inventory of general assignment classrooms has not changed while the demand has increased greatly. Utilization analyses were performed for general assignment classrooms for fall 2017 and projected for fall 2024, assuming forecasted enrollment for scenarios both with and without the proposed Classroom Building project. Table 1 provides a summary of this information by station count categories.

Table 1. General Assignment Classrooms
(Utilization as Percent of Standard)*

Station Count	Fall 2017	Fall 2024-With Classroom Building	Fall 2024-Without Classroom Building
1 - 15	0.0%	0.0%	0.0%
16 - 25	89.3%	95.3%	95.3%
26 - 50	82.5%	59.6%	88.1%
51 - 100	75.0%	75.0%	80.1%
101 - 200	100.3%	72.7%	107.1%
201 - 300	95.9%	50.8%	102.3%
301+	116.2%	81.1%	124.0%

* Utilization rates over 100 percent reflect extended hours of instruction.

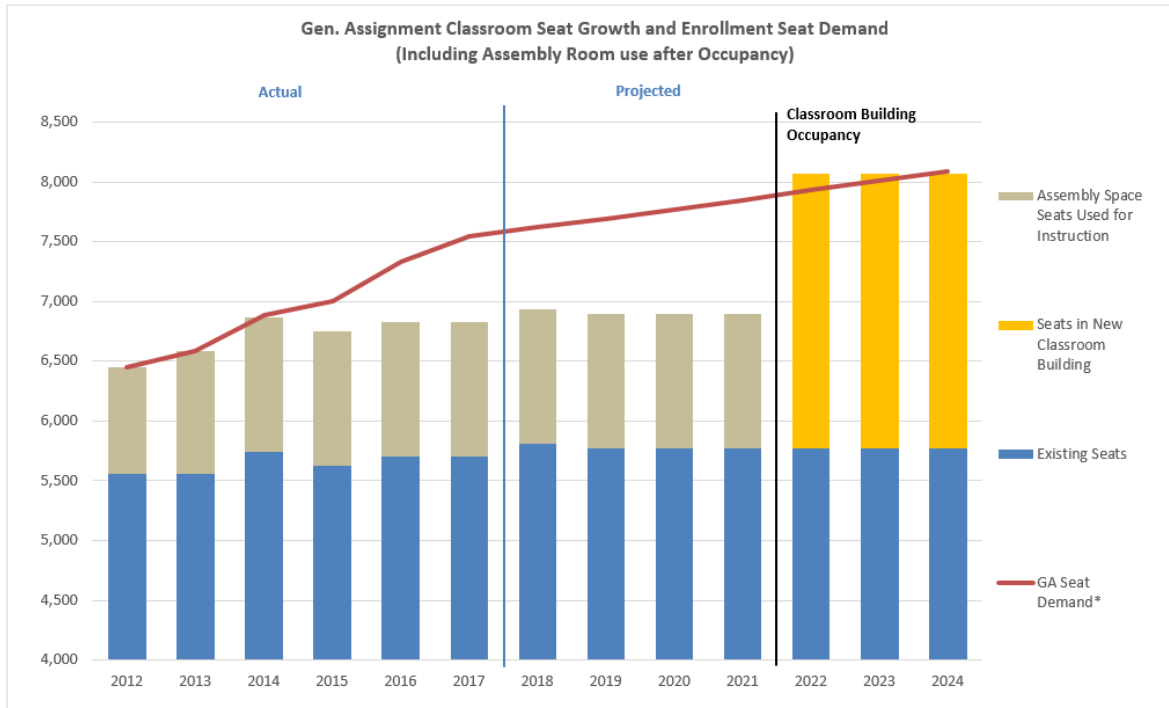
To help address the shortage of classrooms, UCSB has made use of large assembly rooms and event spaces. However, employing assembly rooms to bridge the deficiency gap reduces their intended uses for other academic and student programming, such as musical and theatrical performance, film, public lectures, and student events.

Enrollment growth and expanding academic programs are driving the demand across the range of classroom sizes. In fall 2017, the highest demand, was for classrooms over 100-seats. The need is so great that most general assignment rooms with less than 50 seats and 41 percent of classrooms with more than 50 seats are being scheduled after 6 p.m.

The fall 2024 utilization forecast assuming occupancy of the Classroom Building, indicates that the building would greatly reduce the shortage of classrooms, particularly for those with over 100 seats, and accommodate future enrollment growth. The analysis indicates that with the building the campus would have sufficient capacity to enable a reduction in evening classes and reduce dependency on assembly rooms (refer to Figure 1).

The fall 2024 utilization forecast without the Classroom Building project indicates that all large classrooms would exceed 100 percent utilization and small classrooms would be at 95.3 percent. Under this scenario, the impact on students would lead to a worsening of class waitlists and time to degree problems.

Figure 1
Actual and Projected Seat Demand*



* Campus classroom seat standard: 0.4 seats/undergraduate student. Growth based on undergraduate enrollment projections.

Need for Classrooms and Lecture Halls to Accommodate Active Learning Pedagogies

The majority of the campus’s existing inventory of classrooms and lecture halls was designed and constructed in the mid-20th century and lack the flexibility, amenities, and technology needed to accommodate contemporary active learning and teaching methods. New teaching methods are responding to changes in the social and technological world. Active learning classrooms are designed to support teaching that is formulated around group and student participation and focused on project-based and team-oriented learning. These classrooms require the flexibility to rearrange furnishings and utilize digital and visual technology to support instruction. Across academic disciplines, faculty agree that these classrooms are vital to curriculum being developed to teach students of today, as well as those in the future.

Need to Expand Inventory of Instruction Facilities and Improve Time-to-Degree Rates

Academic programming has increased to support enrollment growth, adding more than 800 class sections in the last five years. Enrollment growth has led to the oversubscription and shortage of general assignment classrooms and contributed to increasing class waitlists and declining time-to-degree rates.

To combat waitlists and bolster time to degree rates, UCSB has extended hours of instruction and expanded the schedule of classes to offer evening classes. The shortage of general assignment

classrooms has led to more and longer class waitlists; since winter quarter 2016, waitlists have increased 15 percent.

Despite the campus's best efforts to mitigate challenges attributable to enrollment growth, the classroom shortage continues to impact students and faculty. Small reductions in a student's credit hours can extend their time to degree. Four of the last five graduating classes showed a decline in the four-year graduation rate. The change is small, dropping to 67.6 percent, but it is of concern given projected enrollment growth. Thus, the need for additional classroom capacity is of critical importance to the success of UCSB's academic program.

IV. Project Description

The proposed Classroom Building would provide approximately 53,940 assignable-square-feet (ASF), 95,250 gross-square-feet (GSF) of new space to expand the campus's general assignment classroom inventory. The space program would include 32 general assignment classrooms comprised of traditional lecture halls, active learning teaching classrooms, and flexible classrooms.

As currently envisioned, the Classroom Building would provide classroom capacity necessary to support current enrollment and enrollment growth consistent with the 2010 Long Range Development Plan. The building program's 32 general assignment classrooms increases the campus's classroom inventory by 35 percent and seating capacity by 40 percent, or approximately 2,290 seats. The additional inventory and capacity would reduce dependency on assembly rooms and event space (refer to Figure 1, above).

The Classroom Building would meet functional requirements of contemporary instructional facilities that support traditional and modern active learning teaching pedagogies including: group instructional programming, problem solving activities, use of electronic response monitoring, and digital streaming to and from teachers and students and student groups. All instructional spaces would include zone lighting controls to provide appropriate light levels at the desktop for testing and notetaking, and digital projection capabilities with excellent sightlines to the lectern and projection screens and/or monitors. Room dimensions and configurations would facilitate participation and interaction, and furnishings would vary with a variety of flexible configurations including movable seating, tables or desks in classrooms. In select lecture halls and active learning classrooms, movable seating at fixed tables is included, allowing students convenient space for use of laptop computers for note-taking and active learning programming. The following are the anticipated building components:

Lecture Halls: The project includes five lecture halls: one with approximately 350 seats, two with 250 seats, and two with 175 seats. These halls are tiered rooms with fixed tables and movable chairs. Each table is equipped with electrical outlets providing power for student devices. Movable chairs allow for greater interaction between students and faculty and foster collaboration. The two lecture halls larger than 200 seats include a projection room, and light locks and sound locks are included at the entry.

Active Learning: The project provides four active learning classrooms: a 200-seat case study hall, one classroom with 100-seats, and two rooms that seat 50 students each. The 200-seat case study hall configuration is similar to the lecture halls and would have tiered seating; the hall would have fixed tables and movable chairs configured in a manner where each table would constitute a group, and students could collaborate amongst themselves or with nearby groups. The smaller active learning classrooms have flat floors and are equipped with movable furniture, display monitors, and white boards. These active learning classrooms are highly adaptable to faculty and program preferences in response to evolving instructional modes and pedagogical changes.

Flexible Classrooms: Many classes taught at UCSB rely on large lecture halls or classrooms and associated smaller discussion sections. Given the campus's dependence on large classes, the project includes approximately 23 smaller 30-seat classrooms to support large lecture hall classes. The flexible classrooms have flat floors with movable furnishings that allow for a variety of configurations from one-person and two-person desks up to eight to ten-person sectional workstations. These classrooms can accommodate up to 48 students depending on furniture types and preferred configurations.

Other: Shared office space for classroom operations and technical staff is included. Staff are involved in multi-media set-up, trouble-shooting, room set-up and management, and room reconfigurations. Building storage for equipment and movable furniture and a lactation room are also included.

Table 2 provides the anticipated program in the Classroom Building.

Table 2
Program Space Summary

<u>Description</u>	<u>Quantity</u>	<u>Seats</u>	<u>ASF</u>	<u>Total Seats</u>	<u>Total ASF</u>
<u>Lecture:</u>					
Large Hall	1	350	6,570	350	6,570
Large Hall	2	250	4,980	500	9,960
Mid-size Hall	2	175	3,780	350	7,560
<u>Active Learning (AL):</u>					
Case Study	1	200	4,700	200	4,700
Large AL Classroom	1	100	2,250	100	2,250
Medium AL Classroom	2	50	800	100	1,600
<u>Flexible:</u>					
Discussion Section Classroom	23	30	730	690	16,790
<i>Subtotal</i>	32	NA	NA	2,290	49,430
<u>Other:</u>					
Technical Office	3		125		375
Lactation Room	1		140		140
Projection Room	4		150		600
Sound & Light Locks	14		55		770
Lobby	1		1,500		1,500
Equipment Storage	1		500		500
Building Storage	1		625		625
<i>Subtotal</i>	25		NA		4,510
TOTAL	57		NA	2,290	53,940

The Classroom Building project includes demolition of Building 408 (a World War II Marine barracks), soil removal and mitigation, and rerouting of the bicycle path (refer to Project Site map, below). The project also includes the development of bicycle parking lots to accommodate upwards of 2,000 bikes. The project would provide pedestrian walkways and landscaping, and accommodate parking for at least two service vehicles and one handicapped space. The site and concept design also accommodate the need for on-site storm water management, in compliance with the *Central Coast Regional Water Quality Control Board*.

Project Site

The proposed project site is located near the center of the campus, south of the Bioengineering Building and the Davidson Library, north of the Psychology Building, UCen Road and student housing, west of Noble Hall and Science Walk, and east of Parking Lot 3. This location is ideal for its proximity to the library, student housing, and major pedestrian corridors. The site is accessible from the Pardall Corridor, the Library Mall and Science Walk, as well as the campus bicycle path. The site area is shown in the Vicinity Map below and the project site is shown in the following map.

Central Location - Vicinity Map



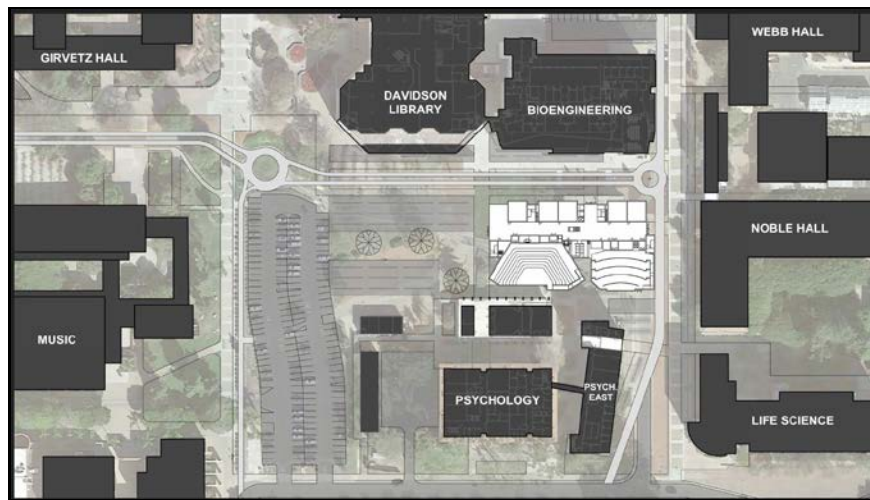
Project Site



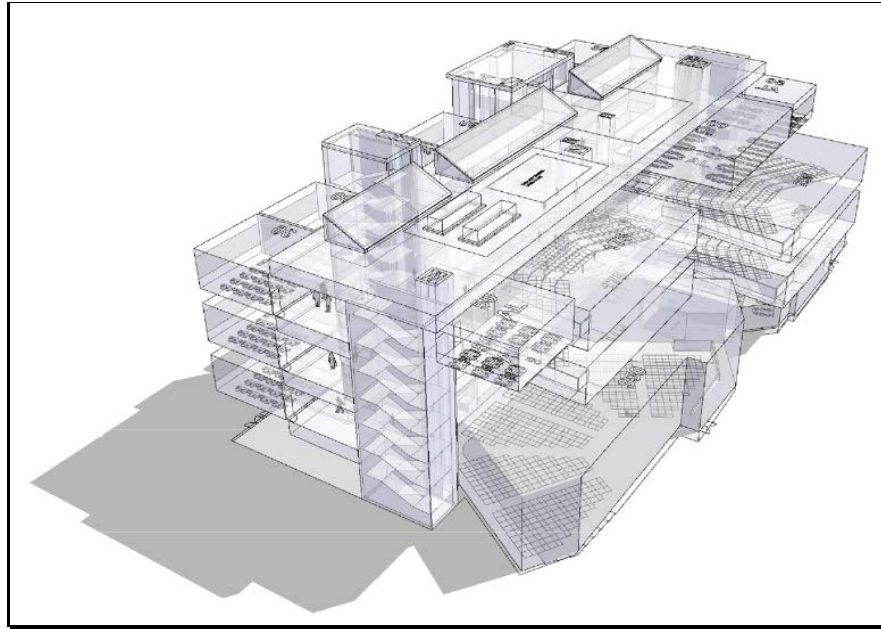
Conceptual Building Design

The proposed Classroom Building is a 4-story building that is organized with the large lecture halls and active learning classrooms on one side of the building and smaller flexible classrooms on the other side. The area between these two types of uses could be an atrium that adds daylight and enhances wayfinding. The conceptual site plan, below, illustrates the proposed context of the site area, and on the following conceptual building massing provides a configuration of the project.

Conceptual Site Plan



Conceptual Building Massing



The building's occupancy is in excess of 2,200 people, and circulation requirements would be amplified by hourly class changes. These patterns dictate the need for excellent circulation inside and outside of the building. Inside the building, the atrium could serve as the gateway to learning activities, while functioning to support core elements of the building. Because this building would have both high occupancy and high turnover, vertical building circulation would be vital. The concept design would provide four stairs, plus a central communicating stair, and two elevators to move people through the building. Building entries and exits would be located on three sides of the building with connections to pedestrian paths, service access, and bicycle parking lots.

The roof includes a covered penthouse to protect mechanical equipment from the corrosive effects of the marine air and prolong equipment life. The roof would also accommodate a future installation of solar panels.

V. Alternatives Considered

The Classroom Building project addresses UCSB's shortage of general assignment classrooms and support current and future enrollment growth by significantly increasing its classroom inventory by 32 new rooms and adding 2,290 new classroom seats. This is a substantial number of rooms and seats and this quantity would be difficult to produce other than through a new capital project.

Alternatives considered included leasing off-campus space and annexing existing academic and administrative building space to address the need for classrooms. Leasing space off-campus was not pursued due to the lack of large proximate facilities. Leasing also presents serious logistical problems for students and faculty to get to and from campus throughout the school day. The campus considered converting existing academic and administrative building space, but this

alternative was not selected because existing facilities are already fully occupied, and no single building or group of buildings could adequately be renovated to satisfy the campus's current and future need for new classrooms.

VI. Project's Relationship to the University's Mission and Objectives

The Classroom Building project supports the instructional mission of the University. The project would construct an essential teaching facility that would provide lecture halls, active learning classrooms, and traditional classrooms in support of undergraduate instruction. The Classroom Building would bolster Santa Barbara's classroom inventory, expand capacity, and help mitigate the instructional program challenges stemming from 30 percent increase in enrollment over the last 20 years.

VII. Sustainability

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. At a minimum, the project will meet the requirements to achieve LEED™ Silver certification; however, the campus anticipates achieving a LEED™ Gold certification based on the campus's accumulated baseline LEED™ score and the project's preliminary LEED™ checklist analysis.

VIII. Environmental

The project complies with requirements defined in the Santa Barbara campus 2010 Long Range Development Plan. Pursuant to the California Environmental Quality Act, the campus's preliminary environmental review concluded that an Initial Study is required to determine if the project may have significant effects on the environment.

IX. Schedule

Preliminary plans would commence in December 2018 funded with campus funds. Construction is anticipated to begin in January of 2021 and completion of the project is expected in early spring of 2023.

X. Cost Basis and Funding Plan

The campus undertook a detailed project programming study to define the functional space requirements of the Classroom Building. The study analyzed the space program, building site plan, and developed conceptual designs to confirm the site, project scope, and budget feasibility of the project.

The total project cost is \$97,133,000. The total project budget is expected to be funded with a combination of external financing supported by State appropriations under the process described

in Sections 92493 through 92496 of the California Education Code (\$79,787,000) and campus funds/non-state funds (\$17,346,000).

A portion of the external financing supported by State appropriations (\$15,787,000) would come from funding previously approved for the Campbell Hall Replacement Building in the *2015-16 Budget for State Capital Improvements*. As documented in the July 2018 Campbell Hall Project Planning Guide Addendum approved August 2, 2018, unforeseen problems were encountered with the project. Analyses identified problematic geologic site conditions, underground utility duct banks, increased scope requirements due to the new 2016 California Building Code, and higher than anticipated cost escalation. These factors made the project unviable.

CAPITAL IMPROVEMENT BUDGET BUDGET DATA

August 31, 2018

UNIVERSITY of CALIFORNIA
Santa Barbara (8)
Campus

PROJECT TITLE: CLASSROOM BUILDING				981986	8506	CCCI 6975 EPI: 3574
				Campus Reference	Asset No.	Cost Indexes:

A FUNDING SCHEDULE		20##-20##		Univ. Priority No.		
Totals (\$000)		Prefunded	2018-2019	2019-2020	2020-2021	2021-2022
\$ P	2,100,000			P 2,100,000 CF		
W	2,300,000			W 2,300,000 CF		
C	89,433,000			C 79,787,000 GFF		
E	3,300,000			C 9,646,000 CF		
				E 3,300,000 CF		
\$	97,133,000 (Tot. Proj.)			97,133,000		

B FUNDING REFERENCES					
	Column (1)	(2)	(3)	(4) Total All Sources	
Account No.:					
Source:					

C COSTS					%	
0 Site Clearance	\$	\$337,000	\$	\$	337,000	0.4
1 Construction		\$75,005,000			75,005,000	79.9
2 Exterior Utilities		\$1,663,000			1,663,000	1.8
4 Site Development		\$864,000			864,000	0.9
5 External Fees		\$6,230,000			6,230,000	6.6
6 Internal Fees		\$3,115,000			3,115,000	3.3
7 Surveys, Tests, Plans, Specifications		\$779,000			779,000	0.8
8 Special Items		\$1,947,000			1,947,000	2.1
SUBTOTAL	\$	\$89,940,000	\$	\$	89,940,000	95.9
9 Contingency 5.0%		\$3,893,000			3,893,000	4.1
TOTAL P-W-C	\$	\$93,833,000	\$	\$	93,833,000	100.0
3 Group 2 & 3 Equipment		\$3,300,000			3,300,000	
TOTAL PROJECT	\$	\$97,133,000	\$	\$	97,133,000	
Available Funding						
Anticipated Surplus						
(Deficit)	\$		\$	\$		

D FINANCING			
	\$	General Funds Financing	\$ 79,787,000
		Campus Funds / Non-State	\$ 17,346,000
		TOTAL	\$ 97,133,000

E STATUS OF PROJECT:			
Project Planning Guide			
Name: Liana Khammash	Signature: Julie Hendricks	Budget No.	PPG
Title: Project Manager, Design & Construction Services	Title: Director, Design & Construction Services	Issue Date	08/09/18
	Approved for Campus, Date: 8/31/18	Revised	08/17/18
Program:	Signature:	Revised	08/31/18
Cost:	Title:	Revised	
	Approved for AVP-PPC, Date:	Revised	
		Revised	

F ANALYTICAL DATA					7
	Column (1)	(2)	(3)	(4) Total All Sources	8
ASF per PPG	53,940 ASF	ASF	ASF	53,940 ASF	9
ASF Current	53,940 ASF	ASF	ASF	53,940 ASF	10
OGSF	95,250 OGSF	OGSF	OGSF	95,250 OGSF	11
Ratio (ASF Current / OGSF)	0.57 to 1.00	0. to 1.00	to 1.00	0.57 to 1.00	12
Construction Cost per ASF	\$ 1390.53 / ASF	\$ / ASF	\$ / ASF	\$ 1390.53 / ASF	13
Construction Cost per OGSF	\$ 787.45 / OGSF	\$ / OGSF	\$ / OGSF	\$ 787.45 / OGSF	14
Total P+W+C Cost per ASF	\$ 1739.58 / ASF	\$ / ASF	\$ / ASF	\$ 1739.58 / ASF	15
Total P+W+C Cost per OGSF	\$ 985.12 / OGSF	\$ / OGSF	\$ / OGSF	\$ 985.12 / OGSF	16
Group 2 & 3 Equipment Cost per ASF	\$ 61.18 / ASF	\$ / ASF	\$ / ASF	\$ 61.18 / ASF	17
					18
					19
					20
G CONSTRUCTION COST ANALYSIS					21
	Costs	Unit	Costs	%	22
		\$/ASF	\$/OGSF		23
• Concrete & Structure	\$				24
• Closing-In					25
• Finishing					26
• Group 1 Equipment					27
a. SUBTOTAL – Gen. Constr.	\$	\$	\$		28
b. HVAC					29
c. Plumbing					30
d. Electrical					31
e. Elevators					32
f. Other				← Identify:	33
TOTAL BUILDING					34
COST ONLY	\$	\$	\$	← Identify:	35
g. Additional Bldg. Costs					36
TOTAL BUILDING +					37
ADDITIONAL COSTS	\$	\$	\$		38
h. Other Construction		← Identify:			39
i. Other Construction		← Identify:			40
TOTAL CONSTRUCTION					41
COST	\$ 0	← Same as Schedule C, Item 1 (line 24), Page 1			42
H NOTES:					43
C 8 Special Items					44
Executive Architect's Special Services / Exclusive of Basic Services:		\$	494,000		45
Specialty Independent Review:		\$	119,000		47
Plan Check Fees & Special Inspections		\$	256,000		48
Special Fees: EIR, Constructibility Reviews, VE Services / Exclusive of Basic Services:		\$	834,000		49
Special Services; Commissioning, CMAR, CEQA		\$	244,000		50
					69
					70
Total Cost Special Items			\$ 1,947,000		71
					72
					73
					74
					75
					76
					77
0					

Budget No.	PPG
Issue Date	08/09/18
Revised	08/17/18
Revised	08/31/18
Revised	
Revised	
Revised	

MAJOR CAPITAL PROJECT SCHEDULE
UNIVERSITY OF CALIFORNIA, SANTA BARBARA

PROJECT: CLASSROOM BUILDING
 Project #:982010

DATE: August 9, 2018

ACTIVITY	No. of Months	FISCAL YEAR												July	2023-2024												
		2018-2019			2019-2020			2020-2021			2021-2022					2022-2023											
		July	J	A	S	O	N	D	J	F	M	A	M	J	July	J	A	S	O	N	D	J	F	M	A	M	J
Preliminary Plans	8																										
Agency Review	1																										
Working Drawings	10																										
Agency Review	1																										
Bid	4																										
Agency Review	1																										
Construction	26																										
Equipment	1																										
Cumulative Calendar Months	52																										
		Approved: <u>Julie Hendricks</u> 8/9/18																									
		Title: <u>Julie Hendricks - Director, Design & Construction Services</u>																									

Approved: Julie Hendricks 8/9/18
 Title: Julie Hendricks - Director, Design & Construction Services

UNIVERSITY OF CALIFORNIA ENVIRONMENTAL IMPACT CLASSIFICATION

Campus/Field Station/Division Santa BarbaraProject Account 981986Project Title Classroom Building

For purposes of compliance with the California Environmental Quality Act of 1970 (CEQA), and Amended University of California Procedures for Implementation of CEQA, this project has been reviewed and initially classified as indicated below. Please check (X) as appropriate. Include project description and appropriate local map with your submission.

☐ I. EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 - When it can be seen with certainty that there is no possibility the action will result in physical change to the environment (15061(b)(3)), or the action is specifically exempted by statute (15260-15285), the project is classified as generally exempt from CEQA. General/Statutory Exemption: 6

☐ II. CATEGORICALLY EXEMPT - This project falls under the indicated Class(es) of Exemption(s), none of the exceptions to the exemption apply (15300.2), and there is no significant effect on the environment (for complete list see CEQA Guidelines Section 15300):

<input type="checkbox"/> Class 1: Existing Facilities	<input type="checkbox"/> Class 17: Open Space Contracts or Easements
<input type="checkbox"/> Class 2: Replacement or Reconstruction	<input type="checkbox"/> Class 23: Normal Operation of Facilities for Public Gatherings
<input type="checkbox"/> Class 3: New Construction or Small Structures	<input type="checkbox"/> Class 25: Resources
<input type="checkbox"/> Class 4: Minor Alterations to Land	<input type="checkbox"/> Class 30: Waste/Substances
<input type="checkbox"/> Class 6: Information Collection	<input type="checkbox"/> Class 31: Historical Resource Restoration/Rehabilitation
<input type="checkbox"/> Class 11: Accessory Structures	<input type="checkbox"/> Class 32: In-Fill Development Projects
<input type="checkbox"/> Class 13: Acquisition for Conservation	<input type="checkbox"/> Class 33: Small Habitat Restoration Projects
<input type="checkbox"/> Class 16: Transfer of Land Ownership for Parks	<input type="checkbox"/> Other: _____

☒ III. INITIAL STUDY - This project is not statutorily or categorically exempt from CEQA; an Initial Study is to be prepared to determine if the project may have a significant effect on the environment.

☐ Stand-Alone ☒ Tiered Initial Study (15152): Vison 2025 LRDP EIR SCH# 2007051128

☐ IV. ENVIRONMENTAL IMPACT REPORT (EIR) - It is known that the project will have a direct or cumulatively significant effect on the environment and an EIR will be/has been prepared. Identify the type of EIR:

☐ Programmatic ☐ Stand-Alone (Project-Specific)

Additional project analysis:

☐ None/Findings Only ☐ Addendum ☐ Subsequent ☐ Supplement to EIR: _____

PROJECT DESCRIPTION - The Santa Barbara campus proposes to construct a 40,300 ASF (68,000 GSF) classroom building to support current and future enrollment growth. The project provides traditional lecture halls, flexible classrooms, and active learning classrooms that support contemporary teaching pedagogies. The building has the potential for 2,300 seats and expands the University's classroom capacity by approximately 30 percent.

V. Does this project conform to the approved LRDP? ☒ YES ☐ NO ☐ NA [If NO or NA, include explanation in Project Description above]

VI. Shari Hammond 7-23-2018 [Signature] 7-23-18
Prepared by Shari Hammond Date Local Approved by Arissa Hummer Date

VII. OFFICE OF THE PRESIDENT

☒ Concur with Classification [Signature] ☐ Do not concur with Classification 8/13/2018
Signed Date



STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
 DF-151 (REV 07/18)

Fiscal Year 2019-20	Business Unit 6440	Department University of California	Priority No.
Budget Request Name		Capital Outlay Program ID	Capital Outlay Project ID (7 digits. For new projects leave blank)

Project Title Santa Cruz – Kresge College Academic	Project Status and Type Status: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuing Type: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor
--	--

Project Category (Select one)

☐ CRI (Critical Infrastructure)
 ☐ WSD (Workload Space Deficiencies)
 ☒ ECP (Enrollment Caseload Population)
 ☐ SM (Seismic)
☐ FLS (Fire Life Safety)
 ☐ FM (Facility Modernization)
 ☐ PAR (Public Access Recreation)
 ☐ RC (Resource Conservation)

Total Request (in thousands) \$47,200	Phase(s) to be Funded CE	Estimated Total Project Cost (in thousands) \$53,000
---	-----------------------------	---

Kresge College Academic – \$46,000,000 for Construction and \$1,200,000 for Equipment. The project includes 25,000 assignable-square-feet of academic and support space for existing programs housed at Kresge College. The project will provide general assignment classrooms, offices and research space for five academic programs, and administrative office space. Total project costs are estimated at \$53,000,000, including preliminary plans (\$3,000,000), working drawings (\$2,800,000), construction (\$46,000,000), and equipment (\$1,200,000). The construction amount includes \$41,640,000 for the construction contract, \$2,170,000 for contingency, and \$2,190,000 for architectural and engineering services. The current project schedule estimates preliminary plans began in December 2017 and will be completed in September 2018. The working drawings are estimated to begin in December 2018 and be approved in August 2019. Construction is scheduled to begin in November 2019 and be completed in August 2021.


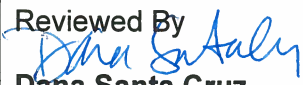
Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI 6815
---	--	---------------------

Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
--	---

Impact on Support Budget

One-Time Costs	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Future Costs	<input type="checkbox"/> Yes <input type="checkbox"/> No
Future Savings	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Revenue	<input type="checkbox"/> Yes <input type="checkbox"/> No

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
 Attach comments of affected department, signed and dated by the department director or designee.

Prepared By  Carey Barker	Date 8.28.18	Reviewed By  Dana Santa Cruz	Date 8/29/18
Department Director	Date	Agency Secretary	Date

Department of Finance Use Only	
Principal Program Budget Analyst	Date submitted to the Legislature

University of California, Santa Cruz

PROJECT PLANNING GUIDE ADDENDUM

KRESGE COLLEGE ACADEMIC

(976483)

August 17, 2018

Signature Approval:

 8/27/18
Campus Official Date

University of California, Santa Cruz

Kresge College Academic Project Planning Guide Addendum

PROJECT DESCRIPTION

The proposed project, unchanged from the approved August 2017 Project Planning Guide, will construct 25,000 assignable square feet of academic and support space for existing programs housed at Kresge College. This addendum confirms that the scope has not changed and conveys certification that the attached capital improvement budget and schedule remain the same as the April 2018 approval by the Legislature and Department of Finance. The project will provide general assignment classrooms, offices and research space for five academic programs, and administrative office space for the Kresge College Provost and academic advising staff. The *Kresge College Academic* project will create an academic hub at the north end of the college and is part of a larger Kresge College project¹ that will address academic and auxiliary spaces to re-program the entire Kresge College site. This will strengthen the academic presence in the college and its connections to the campus community, improve programmatic adjacencies, and reinvigorate the living-learning environment of the college.

RELATIONSHIP TO UNIVERSITY OBJECTIVES

The project supports the instruction and research mission of the University of California (UC) by providing essential facilities for instructional use. The campus has a significant shortage of classroom space and the project will play a major role in fulfilling the University's efforts to accommodate increased enrollment.

SUSTAINABILITY

This project will comply with the UC Policy on Sustainable Practices. As required by this policy and consistent with the State's April 2018 approval, 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.

COST BASIS AND SCHEDULE

Preliminary plans were funded with campus funds in 2017. In accordance with sections 92493 et seq. of the Education Code, the Department of Finance conveyed final approval for the working drawings phase to use UC's State General Fund support appropriation for capital expenditures.

Funding is now being requested for construction and equipment in 2019-20. The campus has conducted extensive pre-design studies and has prepared a detailed cost estimate. Preliminary plans are underway, working drawings are expected to be complete in July 2019, and completion of construction is expected before fall 2021.

¹ For purposes of CEQA, the entire Kresge College Project, which also includes non-academic components (proposed separately), will be evaluated as one project. The academic and non-academic portions will be subject to separate budget and design approvals.

UNIVERSITY OF CALIFORNIA

Santa Cruz

Campus

KRESGE COLLEGE ACADEMIC	976483	7870	CCCI: 6815
			EPI: 3471
Project Title	Campus Reference	Asset No.	Cost Indexes

A. FUNDING SCHEDULE

FUNDING SCHEDULE		Per	C.I.P., dated		
Totals	Prefunded	2017-18	2018-19	2019-20	
SP 3,000		P 3,000 CF			
W 2,800			W 2,800 SG		
C 46,000				C 46,000 SG	
E 1,200				E 1,200 SG	
53,000 (Tot. Proj.)		3,000	2,800	47,200	

B. FUNDING REFERENCES

	Column (1)	(2)	(3)	(4) Total All Sources	//////////
Account No.					//////////
Source					//////////
					//////////
					//////////
					//////////

C. COSTS

C. COSTS		Building	Infrastructure			%
0.	Site Clearance	500,000	140,000		640,000	1.2
1.	Building	35,000,000			35,000,000	67.6
2.	Exterior Utilities	500,000	1,000,000		1,500,000	2.9
4.	Site Development	1,000,000	3,500,000		4,500,000	8.7
5.	A&E Fees	2,200,000	1,250,000		3,450,000	6.7
6.	Campus Administration	1,170,000	750,000		1,920,000	3.7
7.	Surveys/Tests/Plans & Specifications	300,000	120,000		420,000	0.8
8.	Special Items	1,200,000	1,000,000		2,200,000	4.2
	SUBTOTAL	\$ 41,870,000	\$ 7,760,000	\$ -	\$ 49,630,000	95.8
9.	Const Contingency 5.2%	1,850,000	320,000		2,170,000	4.2
	TOTAL P-W-C	\$ 43,720,000	\$ 8,080,000	\$ -	\$ 51,800,000	100.0
3.	Group 2&3 Equipment	1,200,000			1,200,000	
	TOTAL PROJECT	\$ 44,920,000	\$ 8,080,000	\$ -	\$ 53,000,000	
	Available Funding					
	Anticipated Surplus (Deficit)					

D. FUNDING SOURCE

		General Funds Financed	SG	\$50,000,000
		Campus Funds	CF	3,000,000
		TOTAL	\$	53,000,000

E. STATUS OF PROJECT:	Preliminary Plans in preparation
------------------------------	----------------------------------

[illegible]

Campus	Name: Traci Ferdolage		Signature: <i>Margaret Delaney</i>	Budget No.	2
	Title: Associate Vice Chancellor		Title: Margaret Delaney, VC Planning & Budget	Issue Date	8/23/2017
	Prepared by: Hawkins/Kerns		Approved for Campus, Date: 8/17/2018	Revised	8/17/2018
	Program:	Fiscal:	Signature:	Revised	
AVP-PPC			Title:	Revised	
	Cost:		Approved for AVP-PPC, Date:	Revised	

Project Schedule - GFF

UNIVERSITY OF CALIFORNIA, SANTA CRUZ

Project: Kresge College Academic
Account No. 976483

DATE: 17-Aug-18

ACTIVITY	No. of Months	2017-2018												2018-2019												2019-2020												2020-2021												2021-2022												2022-2023																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
 DF-151 (REV 07/18)

Fiscal Year 2019-20	Business Unit 6440	Department University of California	Priority No.
Budget Request Name		Capital Outlay Program ID	Capital Outlay Project ID (7 digits. For new projects leave blank)

Project Title Division of Agriculture & Natural Resources – Facilities Renewal and Improvements	Project Status and Type Status: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuing Type: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor
---	--

Project Category (Select one)

☐ CRI (Critical Infrastructure)
 ☐ WSD (Workload Space Deficiencies)
 ☐ ECP (Enrollment Caseload Population)
 ☐ SM (Seismic)
☐ FLS (Fire Life Safety)
 ☒ FM (Facility Modernization)
 ☐ PAR (Public Access Recreation)
 ☐ RC (Resource Conservation)

Total Request (in thousands) \$19,237	Phase(s) to be Funded PWC	Estimated Total Project Cost (in thousands) \$19,237
---	------------------------------	--

Facilities Renewal and Improvements – \$19,237,000 for Preliminary Plans, Working Drawings, and Construction. The project includes renewal and improvements at four sites. Three of the sites – South Coast, Kearney, and Desert – are Research and Extension Centers (RECs) and the fourth site is Elkus Ranch Environmental Education Center. The project addresses: accessibility, the removal and repurposing of unused pesticide washdown facilities, and additional life safety improvements. The project would also construct new active learning facilities for the South Coast and Desert RECs. Total project costs are estimated at \$19,237,000, including preliminary plans (\$4,714,000), working drawings (\$3,413,000), and construction (\$11,100,000). The construction amount includes \$10,445,000 for the construction contract and \$665,000 for contingency. The current project schedule estimates preliminary plans will begin in July 2019. Construction will be completed in March 2023.


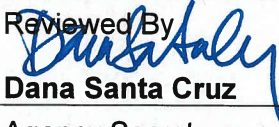
Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI 6643
---	--	---------------------

Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
--	---

Impact on Support Budget

One-Time Costs	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Future Costs	<input type="checkbox"/> Yes <input type="checkbox"/> No
Future Savings	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Revenue	<input type="checkbox"/> Yes <input type="checkbox"/> No

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
 Attach comments of affected department, signed and dated by the department director or designee.

Prepared By  Carey Barker/Lucy Sundelson	Date 8/29/2018	Reviewed By  Dana Santa Cruz	Date 8/29/2018
Department Director	Date	Agency Secretary	Date

Department of Finance Use Only	
Principal Program Budget Analyst	Date submitted to the Legislature




Project Planning Guide

University of California

Agriculture and Natural Resources

Facilities Renewal and Improvements

 8-29-2018
Glenda Humiston Date
Vice President, Agriculture and Natural Resources

 8/28/2018
Tu Tran Date
Associate Vice President – Business Operations

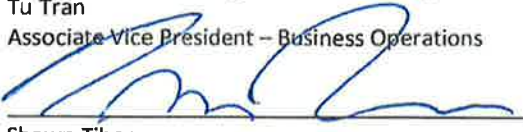
 AUG 28, 2018
Shawn Tibor Date
Director, Facilities Planning and Management

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UNIVERSITY OF CALIFORNIA
Agriculture and Natural Resources
Campus

[illegible]

CAPITAL IMPROVEMENT PROGRAM BUDGET BUDGET DATA	UNIVERSITY OF CALIFORNIA <u>Campus</u> Campus
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Campus

CCCI: #	6643
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Cost Indexes

Cost Indexes

F. ANALYTICAL DATA				
	Column (1)	(2)	(3)	(4)
ASF per PPG				ASF
ASF Current				ASF
GSF				OGSF
Ratio (ASF Current/OGSF)	to 1.00	to 1.00	to 1.00	to 1.00
Bldg Construction Cost per ASF	\$ - /ASF	\$ - /ASF	\$ - /ASF	\$ - /ASF
Bldg Construction Cost per GSF	\$ - /GSF	\$ - /GSF	\$ - /GSF	\$ - /GSF
Total P-W-C Cost per ASF	\$ - /ASF	\$ - /ASF	\$ - /ASF	\$ - /ASF
Total P-W-C Cost per GSF	\$ - /GSF	\$ - /GSF	\$ - /GSF	\$ - /GSF
Gr. 2&3 Equip Cost per ASF	\$ - /ASF	\$ - /ASF	\$ - /ASF	\$ - /ASF

[illegible]

H. NOTES:			
	CEQA	\$	575,000
	PLAN CHECK FEES	\$	45,000
	COMMUNITY DESIGN REVIEW	\$	30,000
	TRAFFIC CONSULTANT	\$	30,000
	ABATEMENT/DISPOSAL PERMITS	\$	30,000
	HAZARDOUS MATERIALS TESTING	\$	80,000
	STATE WATER BOARD PERMITS	\$	25,000
	SIGNAGE	\$	10,000
			Budget No.
			Issue Date
			Revised
			Revised
		\$	825,000
			Revised
Prepared by:			Revised

Revised

Page 2 of 2

4

Introduction

The mission of the University of California's Division of Agriculture and Natural Resources (UC ANR) is to engage the University with the people of California to achieve innovation in fundamental and applied research and education. With facilities throughout the state and programs in every county, the scale of UC ANR is substantial. In 2015, volunteers in four key outreach programs: 4-H, Master Gardener, Master Food Preserver, and California Naturalists, contributed over 28,000 hours in volunteer public service.

Many of the buildings and infrastructure at UC ANR facilities state-wide are at least 50 years old. Deferred maintenance funding continuously lags behind deferred maintenance needs. If the present trend continues, the UC ANR's research facilities will no longer be able to directly support or attract UC research or UC researchers, nor will they be suitable to support the extension mission of UC. Funding is needed to restore the facilities use and to ensure that visitors, researchers, and employees are safe. Renewal categories include life safety projects, modernization of outdated facilities, and expansion of infrastructure to serve academic programs.

The UC ANR's 2016 Strategic Plan identified a number of programmatic initiatives that are already bearing fruit. It is vital that this growth and other programmatic innovations not be impeded by outdated, unsafe facilities. As UC ANR continues to identify new research grant funding, explore potential graduate student programs and UC and non-UC partnerships, it is essential that the facilities be safe and collaborative spaces available to support educational, outreach and research programs. UC ANR promotes research excellence and delivery of science-based solutions, yet current facility capacity and conditions are not sufficient to support new research methodologies and foci. This has forced some UC academics to seek research support elsewhere, including using private land. The proposed improvements identified in this guide will promote retention and growth of UC ANR's research endeavors and service to academic programs.

Background

The University of California has a threefold mission to provide high-quality teaching to undergraduate and graduate students, to provide basic and applied research, and to serve the public with programs and industry partnerships that translate scientific discoveries into practical knowledge and technological innovations. UC ANR is at the forefront of the research and public service missions with facilities and programs located in every county of the state. UC ANR interfaces with hundreds of thousands of Californians each year.

In addition to the direct support provided to the University of California researchers, UC ANR's facilities provide a valuable resource and knowledge partner in the regional agricultural and natural resource communities. Community leaders and public agencies look to UC ANR for research-based information on emerging agricultural challenges such as new crops, new pest and disease problems, and water conservation. Each location provides critical research that directly benefits the residents of California. Faculty researchers also provide research-based information to numerous public agencies charged with natural resources management (e.g. U.S. Bureau of Reclamation, Natural Resource Conservation Service,

local water and soil conservation districts, California Department of Agriculture). Moreover, through field days, field demonstrations, workshops, and conferences, UC ANR provides educational outreach to communities, students, and representatives of public agencies.

Statement of Need

Across all of its locations, UC ANR's facilities are aging and in need of renovation. Many of the facilities are at least 50 years old, and they have a backlog of deferred maintenance and programming that no longer supports contemporary research methods. Funding is needed for these facilities that are in poor condition and to expand to meet increasing demand for UC ANR's locations.

UC ANR has identified its four highest priority sites for capital improvement projects based on the sites with the most urgent life safety concerns and the sites that reach the most number of people including researchers, students, and members of the public. Three of the sites, South Coast, Kearney, and Desert, are Research and Extension Centers (RECs) and supported 52% of the total UC ANR REC-based research projects and 55% of the total UC ANR REC clientele contacts in the 2015-16 fiscal year. The fourth site, Elkus Ranch Environmental Education Center, provides programming for over 9,000 K-12 students every year, and directly supports researchers from UC ANR and UC Berkeley, with potential to further support researchers from other UC campuses

All three RECs need improvements to accessibility. While some of the buildings have benefited from minor renovations, most of them have not been updated to reflect the current California Access Compliance standards. In addition, accessible pathways between buildings and research space are not consistently available, and sidewalks, curb cuts, and paths leading to buildings spaces are not all compliant.

The three RECs also house unused pesticide washdown facilities and hazardous materials, which need to be removed. Built in the 1980s and originally used to clean pesticide equipment, the facilities are no longer functional because of changes to pesticide handling practices, which now require washdown to occur in the field, instead of separate buildings. While the equipment has been unused for many years, removal requires a specialist to follow hazardous materials abatement guidelines. The RECs are not meeting environmental safety standards by allowing the hazardous materials and equipment to remain in place, and staff are unable to take advantage of the underutilized space that currently houses the equipment.

Three sites need additional life safety improvements. At the South Coast REC, the existing fire suppression system, including the number of hydrants, the connection between buildings and existing hydrants, and water pressure levels, are not adequate to protect the site and the urban area that surrounds it. At the Kearney REC, the available groundwater does not meet new state standards for potability because it contains more than the maximum level of a potentially carcinogenic chemical. And at Elkus Ranch, the current roadway and water systems are inadequate to support emergency response vehicles, because of the narrowness of access, lack of turnaround space, existing slope, and aging water distribution facilities.

Lastly, two of the sites, the Desert and South Coast RECs, are currently unable to accommodate the demand to use their facilities. At both, existing facilities can accommodate between 40 and 50 people, but the sites regularly host seminars, workshops, and meetings with more than 50 participants. This has resulted in the designed room capacity being exceeded through the removal of all tables and equipment from the only available space and the addition of chairs along the walls of the room for participants. In many cases, it has been necessary to restructure courses to accommodate rotating participants between indoor and outside learning spaces, which can be disruptive to planned activities. Each year, larger programs are requested, but the centers cannot properly accommodate them and long waitlists have become common.

Relationship to University Mission and Objectives

UC ANR supports research conducted by campus and county-based academics and co-operating non-UC organizations, such as United States Department of Agriculture. UC ANR provides land, facilities, equipment and specially trained staff in a specific agriculture and natural resource region and allows experimentation that would not be possible on the campus or in other regions. UC ANR also provides facilities and resources for agriculture and natural resources education within the research mission of the University. The resulting work is of great importance to the health and economy of the state.

Cost Basis

Table 1, below, summarizes proposed costs by location.

Table 1. UC ANR Highest Priority Capital Projects, Estimated Project Costs (\$000s)

South Coast Research and Extension Center	
New Education Building	\$7,200
Fire Suppression Renovation	428
Accessibility Compliance	275
Hazardous Materials Abatement, Pesticide Washdown	305
	\$8,208
Kearney Agriculture Research and Extension Center	
Accessibility Compliance	\$ 390
Hazardous Materials Abatement, Pesticide Washdown	950
Domestic Water Treatment System	302
	\$1,642
Desert Research and Extension Center	
New Regional Research and Learning Center	\$5,400
Accessibility Compliance	380
Hazardous Materials Abatement, Pesticide Washdown	607
	\$6,387
Elkus Ranch Environmental Education Center	
Emergency Response Infrastructure	\$3,000
Total Estimated Project Cost	\$19,237

Sustainability

These projects 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.

Environmental Impact Classification

These projects will be reviewed for conformance with the California Environmental Quality Act (CEQA) and are expected to be qualified as categorically exempt.

South Coast Research and Extension Center

Background

Located in Irvine, California, the South Coast REC was established in 1956 as a representative site for agricultural and horticultural research in California's south coastal plain-temperate climatic zone. As the only Research and Extension Center located in a heavily urban environment, the City of Irvine, South Coast REC provides UC scientists the opportunity to analyze many public policy issues in the agriculture-urban interface debate. Intensive research efforts are focused on fruits and vegetables, agronomic crops, turfgrass and landscape shrub/tree management, and ornamental plant nursery production in the greenhouse and in the field. This work is complemented by additional research foci in entomology, plant pathology, biological control, and integrated pest management.

South Coast REC has 3,000 annual visitors, including UC academics that conduct research, and attend classes, assist in research, or participate in outreach activities. Several classes are offered each year in basic landscape design, composting methods and practice, and bee keeping. Commodity boards and agricultural production associations meet at South Coast REC to leverage the research conducted onsite, and UC researchers use these associations to inform their research.

Statement of Need

Existing facilities at the South Coast REC are unable to safely and efficiently accommodate the needs of researchers and visitors. As noted above, the site is in need of life safety improvements. Many of the facilities are over 50 years old and do not meet current accessibility compliance standards. The fire suppression infrastructure, which originally utilized water flow from the now closed El Toro United States Air Force Base, needs to be replaced. Given the center's proximity to a more urban, dense area, this inadequate fire suppression system poses a serious threat to safety. The REC also needs to complete the removal of unused pesticide washdown equipment and associated hazardous waste; the buildings that currently house that equipment are underutilized and unsafe for visitors and staff members.

Lastly, the existing facilities at this REC are not large or flexible enough to accommodate current workshops and research seminars or to meet future and growing demand for hands-on research space.

Scope

To address lack of accessibility, UC ANR proposes a thorough review of South Coast REC by qualified architect or builder and completion of construction on the identified projects. The review will identify specific projects, including required ramp construction, pathway widening, and doorway widening.

To address fire suppression needs, ANR proposes a high quality, pressurized plumbing network to include a 20,000-gallon fire water storage tank. Roughly 2,400 lineal feet of fire water distribution lines will be required, with the addition of five or six new fire hydrants. Also, an emergency generator will be installed to ensure that water is adequately pressurized in the case of electrical power loss. Automated controls and detection systems will be included in the project.

This project will remove unused, out-of-date pesticide washdown equipment, and fully abate any hazardous materials in or around the existing 33 foot by 28 foot concrete building. A concrete pad will cap the site and make the space useable for needed storage, including storage of large farming and research equipment, which will benefit from indoor protection.

Lastly, to address the unmet demand of those who use the active classroom and research facilities, UC ANR proposes a new education and research building. As detailed in Table 2 below, the single story building will be 10,000 gross-square-feet (GSF), with 7,813 assignable-square-feet (ASF) to include a lobby, three connected rooms to accommodate 100 people each, with associated restrooms, kitchen, storage, and custodian space. It will provide the space and modern technology to improve and expand programs, and support research.

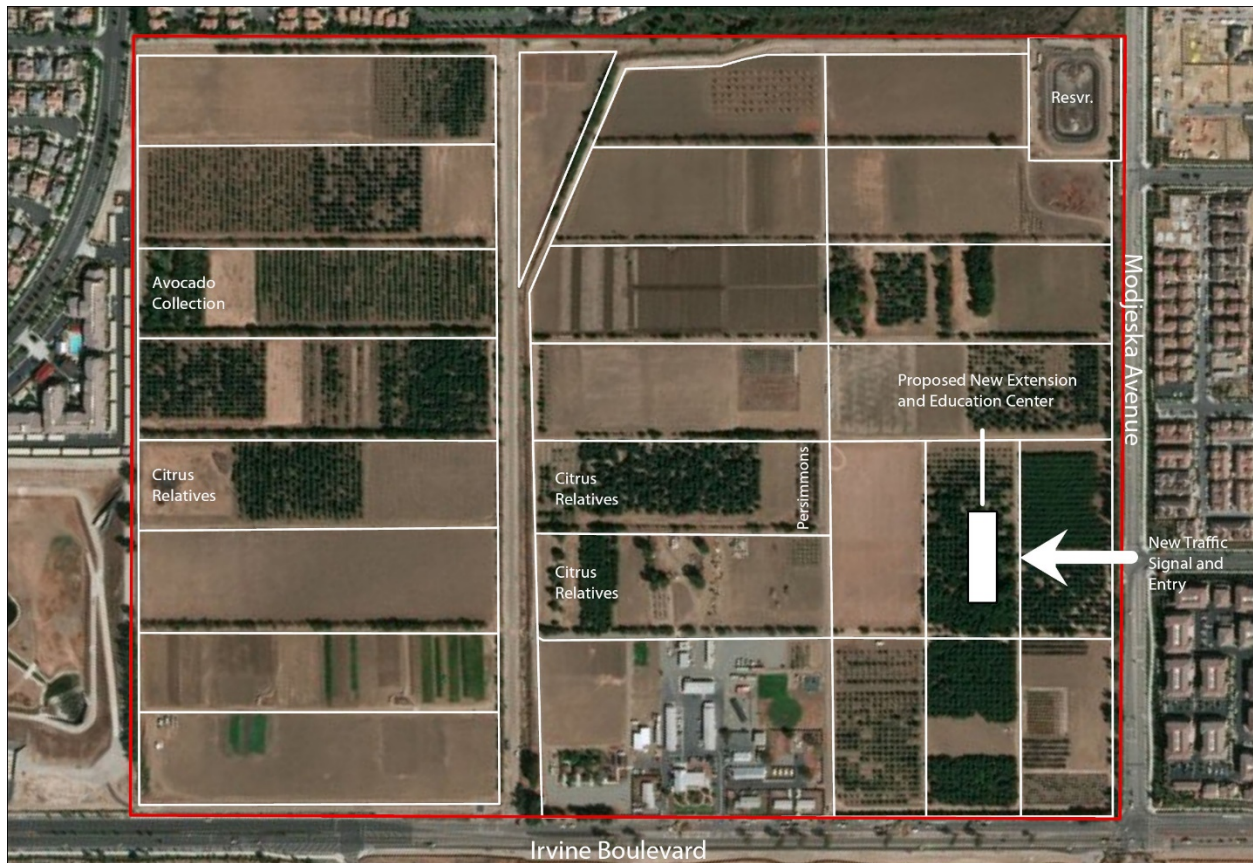
Table 2. South Coast Research and Extension Center Education and Research Building Space Allocation

Classroom Room A	2,084 ASF
Classroom Room B	1,810 ASF
Classroom Room C	1,810 ASF
Lobby/Reception	800 ASF
Multipurpose Room Storage	175 ASF
Kitchen	144 ASF
Custodial	70 ASF
Hands-on Demonstration Area	120 ASF
Research Display Area	800 ASF
TOTAL NET ASF:	7,813
GSF	10,000

Modern technology and social and cultural changes have led to new teaching methodologies focused on project-based, team-oriented problem solving, and interactive teaching and learning. The classroom space will meet functional requirements of contemporary instructional facilities that support traditional and modern active learning teaching pedagogies including: group instructional programming, problem-solving activities, use of electronic response monitoring, and digital streaming to and from teachers and students and student groups. Room dimensions and configurations will facilitate participation and interaction, and furnishings will vary with a variety of flexible configurations including movable seating, tables, or desks in classrooms.

UC ANR carefully worked to identify the best location for the new building. The proposed location will leverage an existing turn signal, traffic light, and road system that the City of Irvine constructed. Locating this new building to the eastern edge of South Coast REC headquarter complex will allow it direct and safe access from Modjeska Avenue, a main access roadway. As seen in Figure 1. South Coast Research and Extension Center Site Plan, the new entrance will minimize traffic impact, create a safe and easily accessed entrance South Coast REC, and leverage existing and preferred traffic infrastructure put in place by the City of Irvine, while also allowing integration with the existing South Coast buildings.

Figure 1. South Coast Research and Extension Center Site Plan



Alternatives Analysis

The proposed renovations to address accessibility, fire suppression, and onsite hazardous waste are vital to address the life safety needs of the South Coast REC.

UC ANR considered renovation of four existing residential buildings to repurpose them and address the unmet demand of its facilities. These buildings date to the late 1950s and early 1960s and would require costly asbestos removal, lead paint remediation, and code compliance retrofitting. Even if the required repairs were cost effective, this option would not provide adequate square footage to support the volume of classes and workshops that occur. Also, the residential buildings would not be easily connected, creating a less than desirable floorplan for large groups and those utilizing the space for academic interdisciplinary coordination.

Kearney Agricultural Research and Extension Center

Background

Located in Parlier, California, the Kearney REC is a world-class research operation in the heart of California's San Joaquin Valley, the state's most productive agricultural area. The 330-acre Kearney REC is the University of California's most utilized off-campus agricultural research facility, serving as a research base for off-station scientists from UC Riverside, UC Davis and UC Berkeley, and farm advisors from San Joaquin Valley UC Cooperative Extension. There are over 40 different crops grown at the Center, and Kearney is one of the few UC facilities with certified organic land set aside for research. Programs are offered and carried out in collaboration with county and campus-based UC academics in addition to government, regulatory agencies, grower and commodity groups and private industries. Thousands of people visit the center or participate in its meetings, workshops, field days, and seminars each year.

Scope

As with the South Coast REC, the facilities at Kearney REC have suffered from years of deferred maintenance and renovations and cannot safely accommodate researchers and visitors. In addition, the center also houses unused pesticide washdown facilities and associated hazardous materials, which need to be removed.

Finally, the groundwater at Kearney does not meet updated state drinking water standards. Both of the wells used for potable water at Kearney contain more than maximum allowable chemical containment levels set by the State Office of Environmental Health Hazard and Assessment. The chemical, 1, 2, 3 trichloropropane (1,2,3-TCP), is classified by the Environmental Protection Agency as "likely to be carcinogenic to humans." Because the levels of 1,2,3-TCP at Kearney REC, the Center has been required by the State Water Board to formulate a plan to treat the water by February 2019 and begin treating the water by February 2021.

To address lack of accessibility, UC ANR proposes a thorough review of Kearney REC by qualified architect or builder. This project will also remove unused, out-of-date pesticide washdown equipment, and fully abate any hazardous materials in or around the existing 40 foot by 72 foot concrete building. A concrete pad will cap the site and make the space useable for needed storage, including storage of large farming and research equipment, which will benefit from indoor protection.

Lastly, to provide safe drinking water, the project will replace the current water filtration system at both potable wells at Kearney REC. In July 2018, Kearney REC worked with consultants to specify an activated carbon filtration system that meets the capacity needs of Kearney REC. The recommended system is included in the cost estimate for this project. UC ANR anticipates that additional consultation with the State Water Board will refine the final filtration solution, but the proposed design demonstrates the ability to meet the capacity requirements of a viable solution.

Alternatives Analysis

The proposed renovations to address accessibility, water safety concerns, and hazardous waste are vital to address the life safety needs of the Kearney REC.

Conventional water treatment practices have proven to be ineffective at removing 1,2,3-TCP. Currently, Granulated Activated Carbon (GAC) filtration is the only viable technology option for 1,2,3-TCP removal. Most of the major city municipalities serving as water utilities, have begun construction of treatment centers to treat their groundwater. Kearney REC is a water utility and required to develop a treatment plan and implement GAC treatment.

Desert Research and Extension Center

Background

Located in the Holtville, California, the 255-acre Desert REC is closer to the borders of Arizona and Mexico than any other facility in the UC ANR system. The low-desert valley climate at Desert REC allows research to be conducted year-round. With uniquely warm winters, Desert REC serves as a major germplasm testing point for various agronomic and vegetable crops, including wheat, barley, and carrots. For over 40 years, researchers from UC, as well as Wisconsin and Canada have come to Desert REC during the winter to accelerate their research with a second grow season. Desert REC is the only winter nursery research facility of this type in California.

Desert REC provides services to more than 95,000 clients each year. Its FARM SMART program engages more than 10,000 K-12 students each year with hands-on educational programs. An additional 9,000 visitors attend field days, workshops, and hands-on seminars at Desert REC each year. Given the remote location of the Desert REC, the site is one of few community resources in the area and serves as a gathering point for agricultural producers, K-12 students, college students, researchers, commodity boards, agricultural production associations, and members of the public.

Statement of Need

As noted above, the facilities at the Desert REC are aging, have mostly not been renovated for decades, and cannot safely accommodate researchers and visitors. Most of the buildings at the Center do not comply with current accessibility standards, and outdoor connections and pathways do not provide adequate access. In addition, the Center also houses unused pesticide washdown facilities and associated hazardous materials, which need to be removed.

In addition, and as discussed above, the existing facilities cannot accommodate the number of visitors that come to the Center. Last year the FARM SMART program and other educational programs maintained a waitlist of over 300 students because Desert REC did not have the space to accommodate additional programming, or provide safe spaces for attendees. An additional 70 students were turned away during this summer because a comfortable indoor learning space was not available to accommodate the hands-on STEM education program. The programming calendar is cut short each year because Desert REC does not have adequate climate controlled interior spaces for attendees. Programs

are not offered between May 31st and October 1st, limiting the availability of adequate space for UC researchers to utilize during the critical summer months.

Higher education is a challenge in this area of California. There is interest by nearby universities and colleges (University of Arizona, Imperial Valley College, San Diego State University – Imperial Valley Campus, and Universidad Autonoma de Baja California, Mexico) to offer hands-on agriculture courses at the Center. It is estimated that this remote area loses 25-30 college aged agricultural students each year to the University of Arizona at Yuma due to the lack of hands-on educational instruction. A new learning space will retain college-level students in the region where they are interested in working and provide new opportunities for remote learning onsite.

Scope

As described for the previous two locations, UC ANR proposes a thorough review of accessibility at Desert REC by a qualified architect or builder. This project will also remove unused, out-of-date pesticide washdown equipment, fully abate any hazardous materials onsite materials in or around the existing 81 foot by 25 foot concrete, and construct a concrete pad to make the space useable for storage of important equipment.

To address unmet demand of its research facilities, UC ANR proposes a new education and research building to provide the space and modern technology to improve and expand academic programs and public service. As detailed in Table 3. Desert Research and Extension Center Education and Research Building Space Allocation, the single story building will be 7,500 GSF with connected rooms to accommodate active classroom learning, hands-on stations, the associated restrooms, storage, and custodian space. The new space will make new types of research possible. The new greenhouse space will be climate controlled to facilitate a level of research that is not currently available at the site. The computer labs will support sample processing and data analysis.

Table 3. Desert Research and Extension Center Education and Research Building Space Allocation

Classroom A	1,065 ASF
Classroom B	1,065 ASF
Classroom C	1,065 ASF
Teaching Kitchen	1000 ASF
Greenhouse	600 ASF
Reception	200 ASF
Computer Lab A	480 ASF
Computer Lab B	480 ASF
Tutoring	60 ASF
TOTAL NET ASF:	6,020
GSF	7,500

Alternatives Analysis

As with the other two RECs, the proposed renovations to address accessibility and unused hazardous waste are vital to address the life safety needs of the Desert REC.

In terms of accommodating growing demand by visitors, renovation of existing buildings would be inadequate to support the volume of research, classes, and workshops at Desert REC. There is a residential building which could be remodeled, but it dates to the late 1950s and would require costly asbestos removal, lead paint remediation, and code compliance retrofitting. Moreover, the square footage available to be converted from the residential use to classroom space would be insufficient to meet the need. Relocation off site is also not a viable option. There are no educational spaces within 20 miles of Desert REC where 60 or more people can gather.

Elkus Ranch Environmental Education Center

Background

Located outside of Half Moon Bay, California, in coastal San Mateo County, the 126-acre Elkus Ranch provides hands-on educational experiences in ecological restoration, urban forestry, horticulture, nutrition, food safety, pest management, and food preservation. The ranch directly supports researchers from UC ANR and UC Berkeley, with potential to further support researchers from other UC campuses. Each year about 9,000 youth visit and take part in hands-on educational programming. Additional visitors come to Elkus Ranch every year for events held by UC academics and UC ANR programs such as Master Gardeners, 4-H, and nearly 400 participants in the sheep shearing open house every spring. Elkus Ranch is an important location to UC ANR's burgeoning California Naturalist program, which is directly tied to the preservation of the natural habitat with hands-on learning, problem solving, citizen science, and community service.

In June 2016, a master plan of Elkus Ranch was completed. The master plan identified sites where new facilities, including a laboratory, an education and outreach center, and administration space could be built to expand programs and research at Elkus Ranch. Infrastructure and facilities improvements are necessary to accommodate existing and future demand.

Statement of Need

The current roadway and water systems at Elkus Ranch are inadequate to support emergency response. As part of the master plan process, UC ANR contracted an engineering firm to evaluate the existing site for fire safety. This firm concluded that the existing site does not contain adequate turnaround space for firefighting vehicles. Additional site review identified the need to widen, repair, and pave over 800,000 GSF of roadways to address storm water erosion and accommodate emergency vehicles and buses transporting groups of visitors. Currently, buses are required to park over a half mile away from the key programmatic spaces due to road quality issues. This restricts programming for visitors with mobility issues.

In addition, the water distribution system, both for fire suppression and potable water, also needs significant upgrading. Pumps used to transport the water from a nearby lake are aging and need replacement. Access to the pump house is across a ditch on an unstable informal plank bridge. Proper access needs to be provided for maintenance staff and emergency responders.

Additional fire suppression infrastructure improvements required, including: replacement of water distribution lines, additional water tank capacity, and new onsite fire hydrants.

Scope

The project will replace and widen the major roadways at Elkus Ranch. Over 800,000 GSF of roadways will be repaved to address storm water erosion and accommodate emergency vehicles. An emergency equipment turnaround will be added near the core of Elkus Ranch.

Additionally, the water distribution system will be replaced to include a 10,000-gallon water tank for fire suppression. This includes approximately 150,000 gross-linear-feet of water distribution lines that need to be replaced, and the Fire Marshal recommends the installation of 10,000-gallon water tank to improve capacity. An onsite fire hydrant that has is no longer functional needs to be replaced. The installation will include an emergency generator to ensure that water is adequately pressurized in the case of electrical power loss. Automated controls and detection systems will be included in the project. The pump house facility will be upgraded so pumps can better meet the demand of the site. Also, access to the pump house will be upgraded to remove unstable informal plank bridge and create a safe access route to the pump house for maintenance staff and emergency responders.

Alternative Analysis

In order to maintain existing programs and expand access for UC academics to Elkus Ranch, these vital life and safety and fire suppression systems need to be replaced. No viable alternatives exist to limit the University's exposure to avoidable risk and liability.

Project Schedule

PROJECT	NO. OF MONTHS	JULY 2019-2020												JULY 2020-2021												JULY 2021-2022												JULY 2022-2023											
		J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
All locations, Assessability Compliance	23																																																
Desert REC, New Regional Research & Learning Ctr	27																																																
Kearney REC, Domestic Water Treatment System	22																																																
South Coast REC, Fire Suppression Renovation	18																																																
South Coast REC, New Education Building	33																																																
Haz Mat/Pesticide, All Locations	18																																																
Elkus, Emergency Response Infrastructure	24																																																

Approved: _____

Title: _____

Tu M. Tran, Associate Vice President
UC ANR Business Operations

Date: _____

29-Aug-18 ✓

UC Agriculture and Natural Resources Facility Map





STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/18)

Fiscal Year 2019-20	Business Unit 6440	Department University of California	Priority No.
Budget Request Name		Capital Outlay Program ID	Capital Outlay Project ID (7 digits. For new projects leave blank)
Project Title Systemwide – 2019-20 Systemwide State Deferred Maintenance Program		Project Status and Type Status: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuing Type: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project Category (Select one) <input checked="" type="checkbox"/> CRI (Critical Infrastructure) <input type="checkbox"/> WSD (Workload Space Deficiencies) <input type="checkbox"/> ECP (Enrollment Caseload Population) <input type="checkbox"/> SM (Seismic) <input type="checkbox"/> FLS (Fire Life Safety) <input type="checkbox"/> FM (Facility Modernization) <input type="checkbox"/> PAR (Public Access Recreation) <input type="checkbox"/> RC (Resource Conservation)			
Total Request (in thousands) \$35,000	Phase(s) to be Funded C	Estimated Total Project Cost (in thousands) \$35,000	

2019-20 Systemwide State Deferred Maintenance Program – \$35,000 for Construction. The project includes broad areas of deferred maintenance scope including repair or replacement of elevators, roofs, air ventilation units, hot water/chilled water distribution systems, air handlers, fire alarms, fume hoods, moisture barriers, electrical and switchgear, and others as appropriate. The project funds may potentially initiate Condition Assessments on infrastructure that support State-eligible space. Total project costs are estimated at \$35,000,000, including construction (\$35,000,000). The construction amount includes \$35,000,000 for the construction contract.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI
Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing	
Impact on Support Budget One-Time Costs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Future Costs <input type="checkbox"/> Yes <input type="checkbox"/> No Future Savings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Revenue <input type="checkbox"/> Yes <input type="checkbox"/> No		

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By  Dana Santa Cruz	Date 8/28/18	Reviewed By  Dana Santa Cruz	Date 8/28/18
Department Director	Date	Agency Secretary	Date

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
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PROJECT PLANNING GUIDE

2019-20 SYSTEMWIDE STATE DEFERRED MAINTENANCE PROGRAM

UNIVERSITY OF CALIFORNIA

August 2018

Approval of Project Planning Guide:



Brad Werdick

Chief of Staff, Capital Assets Strategies & Finance

2019-20 Systemwide State Deferred Maintenance Program

Project Planning Guide

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SUMMARY

The Governor and Legislature recognize that deferred maintenance is a serious issue for the State of California, as illustrated by one-time funding for deferred maintenance for the University in the 2015, 2016, and 2018 State Budget Acts. Over those years, the University of California (University) has been fortunate to benefit from funding of \$95 million from the State to address deferred maintenance. Although this is a significant amount of funds, the University's backlog of deferred maintenance is immense and increasing.

In addition to the one-time appropriations by the State, the University has used its State General Fund appropriation to address deferred maintenance. The 2017-18 Systemwide State Deferred Maintenance Program (Program) funded deferred maintenance work (\$35 million) and launched Facility Condition Assessments on State-eligible space (\$15 million). The 2018-19 Program funded \$35 million to address deferred maintenance work.

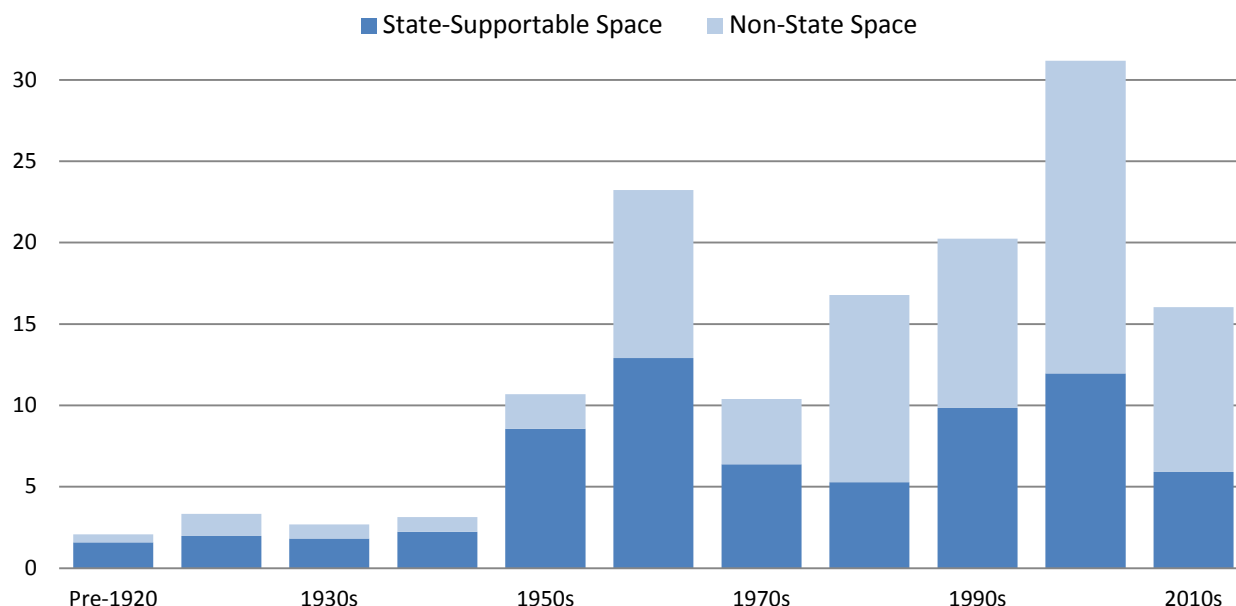
Building on previous efforts as well as leveraging the State's direct appropriations, the 2019-20 Systemwide State Deferred Maintenance Program proposes funding of \$35 million to address the next portion of deferred maintenance work as well as potentially initiate Condition Assessments on infrastructure that support State-eligible space.

BACKGROUND

An essential activity in support of the University of California's (University) core mission of instruction, research, and public service is the operation and maintenance of facilities, grounds, and infrastructure. The University maintains and/or occupies 140 million gross-square-feet of space in over 6,000 buildings, 1,979 of which are buildings that are at least 10,000 gross-square-feet (gsf), making its portfolio larger than the fourth largest commercial real estate portfolio in the world and 37% the size of all federal government (GSA) property. These buildings – spread across the ten campuses, five medical centers, and nine agricultural research and extension centers – include classrooms, offices, laboratories, animal housing facilities, libraries, and specialized research facilities. The State of California (State) has funded space according to use; space used for classrooms, laboratories, offices, and some research and support uses have been eligible for State support. Over 68 million square feet (approximately 49%) is eligible to be maintained with State funds. That is the equivalent of nearly one-fifth of the GSA portfolio.

Approximately 56% of the University's State-supportable space is more than 30 years old, as shown in the display below.

Display: All Space by Decade of Construction (Gross-Square-Feet in Millions)



The deferred maintenance liability is the unaddressed backlog of needed asset replacement and renewal that results from chronic underfunding of ongoing University's operation and maintenance of plant (OMP) support and the lack of regular and predictable investment in capital renewal. The University's aging facilities are more expensive to maintain and repair than newer assets, and with building systems at or beyond their useful life, are a principal driver of the University's escalating deferred maintenance and capital renewal needs. Moreover, specialized research facilities comprise a growing percentage of

the University's inventory of State-eligible space. These facilities strain limited OMP funds with higher maintenance and utility costs.

STATEMENT OF NEED AND RECENT HISTORY OF FUNDING

The University continues to have a great need for funding of deferred asset maintenance and replacement. As a result of many years of budget reductions, departments' annual operating budgets provide limited funding for facility maintenance. Recent budget cuts, compounded by years of underfunding, particularly for basic building maintenance, along with the historical absence of systematic funding of capital renewal have resulted useful lives of building systems that have been shorter than expected, exacerbating the maintenance needs of the University's aging facilities.

The lack of funding has made it difficult for departments to address large maintenance projects. Consequently, departments undertake only the most critical activities to keep facilities operational, and other maintenance items are deferred. Deferring routine maintenance and replacement can lead to facility deterioration, mission interruption and inefficiency, and ultimately asset failure – resulting sometimes in the need to replace the facility sooner than would have been required if it had been optimally maintained. Deferring maintenance leads to higher life-cycle costs that put additional financial stress on the University.

Starting in the mid-1990s, in recognition of more than two decades of chronic underfunding of OMP needs, the State acknowledged the need to provide funding through various strategies. Funding agreements with three former Governors (Wilson in 1996-1999, Davis in 1999-2003, and Schwarzenegger in 2003-2011) attempted to tie OMP funding to annual base budget adjustments; however, ensuing fiscal crises prevented most of the augmentations from occurring. Similarly, OMP funding was eventually included in the renegotiated marginal cost of instruction formula (related to enrollment growth) in 2006-07, but marginal cost funding has not been provided since 2010-11.

The current Governor and Legislature have recognized that deferred maintenance is a serious issue. In 2015-16, the State designated \$120 million in one-time General Fund deferred maintenance funding, with \$25 million provided to the University. The Governor's 2016-17 budget for deferred maintenance provided \$500 million in one-time funding, where the University's proposed share increased to \$35 million. On June 27, 2018 the Governor signed the 2018-19 Budget Act, which includes \$305 million for deferred maintenance; of that amount, the University will receive \$35 million

To leverage the State's funds, for the past three years UC has proposed a Systemwide State Deferred Maintenance Programs to be funded in accordance with sections 92493 through 92496 of the Education Code. The approved 2017-18 Systemwide State Deferred Maintenance Program (Program) funded deferred maintenance work (\$35 million) and launched Facility Condition Assessments on State-eligible space (\$15 million). Upon completion, these assessments will deliver a specific, asset-based deferred maintenance and capital renewal forecast for the approximately 68 million square feet of State-eligible space. The 2018-19 Program funded \$35 million to address deferred maintenance work.

2019-20 SYSTEMWIDE STATE DEFERRED MAINTENANCE PROGRAM

Projects in the 2019-20 Program for deferred maintenance funding would fall within the same general categories as they did in the 2017-18 and 2018-19 Programs. The broad areas of deferred maintenance scope include repair or replacement of: elevators, roofs, air ventilation units, hot water/chilled water distribution systems, air handlers, fire alarms, fume hoods moisture barriers, electrical and switchgear, and others as appropriate.

The 2019-20 Program may also include initiating Condition Assessments for infrastructure. The 2017-18 Program funded assessments for State-eligible facilities and their major building system capital assets (“interior assets”). The assessments proposed for funding in 2019-20 is for infrastructure that serve these facilities and may include central utility plants and distribution, parking, roads and bridges, and other support infrastructure (“exterior assets”).

The University anticipates that the 2019-20 Program would be administered similarly to the previous Programs. Prior to starting work, the University will provide the Department of Finance with a list of deferred maintenance projects, and if the work can be accommodated and planned in time to start in 2019-20, a proposal to initiate condition assessments on infrastructure that support State-eligible space. The timing of the infrastructure assessments will be informed by the progress made on the interior asset assessments and availability of resources. The Department of Finance will, in turn, provide this list to the Chairperson of the Joint Legislative Budget Committee 30 days prior to allocating any funds.

SUSTAINABLE PRACTICES

The 2019-20 Systemwide State Deferred Maintenance Program will comply with the University of California Policy on Sustainable Practices. As required by this policy, the Program will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

Environmental review and determination pursuant to the California Environmental Quality Act will be completed in conjunction with campus design approvals for individual projects proposed under the 2019-20 Program.

COST BASIS

Due to variable market conditions, the University has developed strategies addressing both favorable and unfavorable market conditions to ensure that the maximum amount of the deferred maintenance projects are completed within available funds. Implementation of all project components will be subject to further assessment during design and engineering analysis.

RELATIONSHIP TO UNIVERSITY MISSION AND OBJECTIVES

The University's capital improvement program includes projects to address fire, seismic, and other life safety hazards; accommodate increased numbers of students; and renew and expand critical infrastructure and utility systems to support academic programs. The 2019-20 Systemwide State Deferred Maintenance Program will reduce hazards and long-term costs through maintenance of the University's State-supportable capital asset portfolio. Reducing the deferred maintenance backlog is critical to maintaining the mission of the University and commitment to the highest standards for life safety.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
 DF-151 (REV 07/18)

Fiscal Year 2019-20	Business Unit 6440	Department University of California	Priority No.
Budget Request Name		Capital Outlay Program ID	Capital Outlay Project ID (7 digits. For new projects leave blank)
Project Title Irvine – Student Wellness & Success Building		Project Status and Type Status: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuing Type: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project Category (Select one) <input type="checkbox"/> CRI (Critical Infrastructure) <input type="checkbox"/> WSD (Workload Space Deficiencies) <input checked="" type="checkbox"/> ECP (Enrollment Caseload Population) <input type="checkbox"/> SM (Seismic) <input type="checkbox"/> FLS (Fire Life Safety) <input type="checkbox"/> FM (Facility Modernization) <input type="checkbox"/> PAR (Public Access Recreation) <input type="checkbox"/> RC (Resource Conservation)			
Total Request (in thousands) \$13,000	Phase(s) to be Funded C	Estimated Total Project Cost (in thousands) \$69,606	

Student Wellness & Success Building – \$13,000,000 for Construction. The project includes approximately 53,500 assignable-square-feet of office, conference, and program space. The project as proposed would roughly double the amount of space available for five units, and provide a centralized, consolidated hub for students seeking services. The five units include State-supportable units (Disability Services, Division of Teaching Excellence & Innovation) and non-State units (Wellness, Health & Counseling Services; Career Pathways; Veteran Services Center). Total project costs are estimated at \$69,606,000, including design-build (\$2,300,000), construction (\$65,306,000), and equipment (\$2,000,000). The current project schedule estimates performance criteria will begin in October 2018 and be approved in November 2019. Design-build is scheduled to begin in May 2020 and will be completed in September 2022.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI 6975
Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing	
Impact on Support Budget		
One-Time Costs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Future Costs <input type="checkbox"/> Yes <input type="checkbox"/> No	
Future Savings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Revenue <input type="checkbox"/> Yes <input type="checkbox"/> No	

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
 Attach comments of affected department, signed and dated by the department director or designee.

Prepared By <i>Colleen Connor</i> Colleen Connor	Date <i>8/31/18</i>	Reviewed By <i>Dana Santa Cruz</i> Dana Santa Cruz	Date <i>8/31/18</i>
Department Director	Date	Agency Secretary	Date

Department of Finance Use Only	
Principal Program Budget Analyst	Date submitted to the Legislature

PROJECT PLANNING GUIDE

**STUDENT WELLNESS & SUCCESS BUILDING
Project No. 990067**

UNIVERSITY OF CALIFORNIA, IRVINE

August 2018

Approved:


CFO and Vice Chancellor Ronald Cortez
Division of Finance & Administration

STUDENT WELLNESS & SUCCESS BUILDING
(Project No. 990067)

University of California, Irvine

Project Planning Guide

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**CAPITAL IMPROVEMENT BUDGET
BUDGET DATA**

UNIVERSITY OF CALIFORNIA

IRVINE
Campus

Project Name : Student Wellness and Success Building	990067		CCCI: 6975
Project Title	Campus Reference	Asset No.	EPI: 3574
			Cost Indexes

A. FUNDING SCHEDULE

Totals				Prefunded				2018-19				2019-20				2020-21				2021-22			
	D	\$	2,300					D	\$	1,300	CF	D	\$	1,000	CF								
	C	\$	65,306									C	\$	13,000	SG								
												C	\$	11,600	GF								
												C	\$	40,706	CF								
	E	\$	2,000										\$	400	GF								
												E	\$	1,600	CF								
Total:		\$	69,606					\$	1,300			\$	68,306										

B. FUNDING REFERENCES

Account No.	Column (1)	(2)	(3)	(4) Total All Sources	
Source		State Supportable Programs	Non-State Supportable Programs		

C. COST

						%
0.	Site Clearance	\$	102,617	\$	197,383	\$ 300,000 0.4%
1.	Construction	\$	17,196,185	\$	33,076,815	\$ 50,273,000 72.2%
2.	Exterior Utilities	\$	564,393	\$	1,085,607	\$ 1,650,000 2.4%
4.	Site Development	\$	1,145,888	\$	2,204,112	\$ 3,350,000 4.8%
5.	Fees	\$	660,168	\$	1,269,832	\$ 1,930,000 2.8%
6.	A&E/PP&C	\$	1,511,888	\$	2,908,112	\$ 4,420,000 6.4%
7.	Surveys/Tests/Plans & Specifications					
8.	Special Items	\$	298,957	\$	575,043	\$ 874,000 1.3%
	SUBTOTAL	\$	22,174,469	\$	42,652,531	\$ 64,827,000 93.1%
9.	Contingency 5.0%		\$950,574		\$1,828,426	\$2,779,000 4.0%
	TOTAL P-W-C	\$	23,125,043	\$	44,480,957	\$ 67,606,000 97.1%
3.	Group 2&3 Equipment		\$684,112		\$1,315,888	\$2,000,000 2.9%
	TOTAL PROJECT	\$	23,809,155	\$	45,796,845	\$ 69,606,000
	Available Funding	\$	23,809,155	\$	45,796,845	\$ 69,606,000
	Anticipated Surplus (Deficit)				\$ -	

D. FINANCING

	State Funds	\$	13,000,000
	Gift Funds	\$	12,000,000
	Campus Funds	\$	44,606,000
	\$	69,606,000	

E. STATUS OF PROJECT:

Project Planning Guide Amendment				
Cam	Name:	Signature: Brian Pratt	Budget No.	1
pus	Title:	Title: Campus Architect	Issue Date	08/31/18
	Prepared By:	Approved for Campus, Date:	Revised	
AVP-	Program:	Signature:	Revised	
PPC	Fiscal:	Title:	Revised	
	Cost	Approved for AVP-PPC, Date:	Revised	

**CAPITAL IMPROVEMENT BUDGET
BUDGET DATA**

UNIVERSITY OF CALIFORNIA

IRVINE

Campus

Project Name : Student Wellness and Success Building	990067		CCCI: 6975
			EPI: 3574
Project Title	Campus Reference	Asset No.	Cost Indexes

F. ANALYTICAL DATA

				Total All Sources
ASF - Proposed	ASF	ASF	ASF	53,500 ASF
ASF Current	ASF	ASF	ASF	ASF
OGSF - Proposed	OGSF	OGSF	OGSF	86,300 OGSF
Ratio (ASF Current/OGSF				0.62
Construction Cost per ASF	/ASF	/ASF	/ASF	\$ 940 /ASF
Construction Cost per OGSF	/OGSF	/OGSF	/OGSF	\$ 583 /OGSF
Total P-W-C Cost per ASF	/ASF	/ASF	/ASF	\$ 1,264 /ASF
Total P-W-C Cost per OGSF	/OGSF	/OGSF	/OGSF	\$ 783 /OGSF
Group 2&3 Equipment Cost per ASF	/ASF	/ASF	/ASF	\$ 37 /ASF

G. CONSTRUCTION COST ANALYSIS

	Costs	Unit Costs		%	Remarks
		\$/ASF	\$/OGSF		
Concrete & Structure					
Closing-In					
Finishing					
Group 1 Equipment					
a. SUBTOTAL-General Construction					
b. HVAC					
c. Plumbing					
d. Electrical					
e. Elevators					
f. Others					Identify:
TOTAL BUILDING					
COST ONLY				100.0%	
g. Additional Building Cost					Identify:
TOTAL BUILDING +					
ADDITIONAL COSTS					
h. Other Construction					Identify:
i. Other Construction					Identify:
TOTAL CONSTRUCTION					
COST					Same as Schedule C, Item 1 (line 24), Page 1

H. NOTES:

Sub 8 Includes:

Acoustician	\$ 50,000	Paleontologist/Tribal Monitor	\$ 40,000
Agency Review	\$ 65,000	Parking	\$ 100,000
Commission Building Systems	\$ 65,000	Peer Review: Civil, Architectural, and Waterproofing	\$ 80,000
Environmental : IS/MND and EP&S	\$ 75,000	Programming / Project DPP	\$ 700,000
Environmental Monitoring During Construction	\$ 45,000	Interior Designer	\$ 35,000
Facilities Management Utility Coordination / Shutdowns	\$ 50,000	Special Inspections: Architectural, Civil, Waterproofing	\$ 500,000
Geotechnical Report	\$ 30,000	Topographic/As-Built Survey/CAD Base Sheets	\$ 80,000
Independent Seismic Review	\$ 75,000	Value Engineering/Constructability Review	\$ 40,000
Interest During Construction	\$ -		
Subtotal Column "A":	\$ 455,000	Subtotal Column "B":	\$ 1,575,000
Total			\$ 2,030,000

	Budget No.	2
	Issue Date	08/31/18
	Revised	
	Revised	
	Revised	
Prepared by:	Revised	

PROJECT PLANNING GUIDE
Student Wellness & Success Building
Project No. 990067

A. EXECUTIVE SUMMARY

The University of California, Irvine, proposes construction of the Student Wellness & Success Building, which will house a variety of vital student support services, including Wellness, Health & Counseling Services, Disability Services, Career Pathways, and the Veteran Services Center, as well as the Division of Teaching Excellence and Innovation. By providing space for services that support the growth, well-being, and overall success of UCI's student body, this building will help increase student retention and graduation rates.

Demand for wellness and counseling services has grown at a much faster rate than overall enrollment. For example, enrollment has increased approximately 28 percent since 2011-12, while the number of counseling center clients has nearly doubled. Similarly, the Disability Services Center has seen huge increases in the demand for disability accommodations, particularly testing proctoring. Wellness, Health & Counseling Services units are fragmented among four buildings, reducing opportunities for collaboration and coordination, and space assignments are inadequate to accommodate the higher demands.

The proposed project would provide approximately 53,500 assignable square feet (86,300 gross square feet) of program and event space and administrative office and support space to meet the most urgent needs of these programs. Providing consolidated, centralized space for these units will enhance their ability to provide the services students need to successfully complete their academic journey.

The total project budget is \$69,606,000. Funding is expected to be from a combination of external financing supported by State appropriations under the process described in Sections 92493 through 92496 of the California Education Code (\$13,000,000), gift funds (\$12,000,000), and campus funds (\$44,606,000).

B. BACKGROUND AND STATEMENT OF NEED

Since admitting its first class in 1965, UC Irvine has matured into a top-ranked university, attaining national and international distinction in its faculty and academic programs, and earning consistent rankings among the top 50 universities nationwide for overall quality of educational experience and caliber of faculty, as well as placement of a number of programs among the top 20 in the country.

In 2016, UCI published its updated Strategic Plan, which provides a roadmap for achieving continued excellence and social impact while planning for growth and expansion. One of the key aspects of the plan is to foster excellence in teaching and learning. This focus includes goals for providing support for implementing cutting-edge pedagogical practices, providing assistance to faculty in developing new programs, and enhancing pedagogical training for graduate

students and postdoctoral scholars. In addition, the Plan sets out goals for integrating student life with educational experiences, including improved access to Career Center information and services, providing appropriate mental health resources for students and establishing a balance between clinical and preventive care programs such as coping skills training and individual and group counseling opportunities.

The goal of this project is to support educational excellence as outlined in the Strategic Plan by providing adequate facilities to support the growing demand for wellness and counseling services, career development, disability services, and teaching innovation.

Wellness, Health & Counseling Services

Wellness, Health & Counseling Services is a cluster of units with the goal of facilitating academic excellence by promoting strong minds, healthy bodies, enlivened spirits and clear aspirations in the student body. In assessing and addressing the needs of students, the focus is placed not only on counseling and treatment plans, but also on the expectation the students will play an active role in developing strategies on their own behalf. Units within Wellness, Health & Counseling Services that would occupy space in the proposed new building include the following:

Campus Assault Resources and Education (CARE): CARE provides direct victim services and campus education on the topics of sexual violence, intimate partner abused, relationship health, and personal safety.

Center for Student Wellness & Health Promotion: This unit is dedicated to improving the health and well-being of students by promoting principles of wellness, prevention, and healthy lifestyle choices. The center provides comprehensive information, educational programming, consultations, and timely referrals for students and the campus community. It also supports several peer programs to actively engage students in its efforts.

Counseling Center: The Counseling Center is the primary counseling and mental health agency for undergraduate and graduate students. The center provides short-term, time-limited individual, couple, and group counseling, and also assists students with urgent care and some psychiatric evaluation. The center's services are free to currently registered students.

Disability Services Center (DSC): DSC provides federally mandated, disability related accommodations, tools/resources and services to eligible UCI students, Extension and Summer Session students, as well as program participants and visitors to campus. DSC monitors and promotes campus compliance with requirements under Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act.

The DSC works to empower those students with permanent and temporary disabilities to reach their full potential by providing accommodations and support, such as test proctoring, provision of notes, priority registration, liaison to faculty, assistive aids and technology, and disability management counseling. The following are the types of disabilities the center is currently assisting:

- Blind/Low Vision
- Deaf/Other Hearing
- Communication
- Mobility
- Learning Disability
- AD/HD
- Autism/Asperger's
- Traumatic/Acquired Brain Injury
- Other Functional/Medical
- Psychological

Division of Career Pathways

The Division of Career Pathways (DCP) serves as the hub for career development and preparations for UCI students, staff, faculty, alumni, and professionals, as well as a recruitment center for local, regional, and national organizations. Services for students include one-on-one advising, workshops, career fairs, classes, workshops, and an on-line job portal with postings for part-time, full-time, and internship positions.

Veteran Services Center

Veterans Services provides veterans, reservists, active-duty members and dependents assistance in obtaining the educational benefits to which they are entitled. The office is responsible for submitting entitlement requests for new and continuing students to the VA, answering any questions veteran students or dependents may have about their educational benefits, and providing resources and programs to assist veterans in navigating their transition to civilian and student life.

Space Needs

The demand for services in these units has grown faster than enrollments, resulting in a critical need for additional space. For instance, the demand for mental health services has grown 91 percent since 2011-12, compared to 28 percent enrollment growth over the same period. Similarly, increasing enrollments have resulted in huge growth in demand for disability services. In 2017-18, the DSC administered nearly 10,500 exams, an increase of 33 percent over 2016-17.

Even without the added demand, space assignments are fragmented and inadequate. Examples of space problems include the following:

- In recognition of the urgent need for enhanced mental health services, the UC Regents approved an increase to the Student Services Fee to fund new psychologists for the Counseling Center; however, no new space was constructed to accommodate this growth. As an interim solution, a satellite counseling center was set up in the Student Center, resulting in fragmentation of services and operational inefficiencies.

- The main counseling center and Career Pathways are housed in a building constructed in 1977 with outdated building systems. The electrical system does not support current technology and the HVAC system is unreliable.
- No additional space has been assigned to Career Pathways since it moved into its current location in the 1970's, when campus enrollment was approximately 9,000 students.
- The Disability Services Center occupies approximately 3,000 ASF in a deteriorating trailer that was installed in 1983. They have a severe shortage of space in which to accommodate the many workshops and programs they offer. Due to this shortage, DSC is forced to rent rooms for test proctoring.
- Wellness, Health and Counseling units are fragmented in four buildings, reducing opportunities for coordination and collaboration.

Table 1 provides a summary of space assignments for these units. Without new space these units cannot continue to adequately carry out their missions.

Table 1
Existing Space
Wellness Units, Career Pathways, Veteran Services, Division of Teaching Excellence & Innovation

Unit	ASF State- Supportable	ASF Non-State- Supportable	ASF Total
Wellness, Health & Counseling Services (except Disability Services)		10,759	10,759
Disability Services	3,023		3,023
Career Pathways		4,354	4,354
Veteran Services Center		470	470
Division of Teaching Excellence & Innovation	6,062		6,062
Total	9,085	15,583	24,668

ASF from Fall 2017 Facilities Inventory

Division of Teaching Excellence and Innovations (DTEI)

DTEI was created to research, encourage, and support the adoption of evidence-based, effective teaching practices and experiment with innovative instructional approaches while researching and supporting the continuous improvement of high-quality online and hybrid courses for undergraduate and graduate students.

Among the services and activities offered are the following:

- Facilitating digital learning and online education by integrating technology and learning experience design into the course development practice.

- Collaborating with faculty on strategies to increase student learning by using evidenced-based methods.
- Preparing graduate students and postdoctoral scholars to implement proven teaching practices.
- Partnering with units across campus to assess and improve UCI's learning environments

DTEI includes a Teaching and Learning Research Center, which, in partnership with the School of Education, researches best practices. For example, research will be undertaken to study the implementation and effectiveness of active learning approaches in the campus's new classroom building. This work will feed back into the design of ongoing faculty and graduate student training programs.

Another area of focus for this group is the integration of mental health and career planning/preparedness. There is a growing body of literature on the importance of mental health and career awareness to academic success. DTEI's research group is building bridges between these areas both through coordinated programming and research projects.

Currently, the DTEI is housed in approximately 6,000 ASF in the Anteater Instruction and Research Building (AIRB), which is inadequate to accommodate their needs. The expansion space provided in the new Student Wellness and Success Building would support DTEI's goal of becoming a national model for the design, implementation and improvement of institutional practices focused on undergraduate student success, and would leverage the connections to career awareness and mental health. In addition, it would release the space in AIRB for reassignment to meet the needs of an academic unit such as the School of Engineering or Information and Computer Science, or to relocate units currently housed in leased space.

C. RELATIONSHIP TO UNIVERSITY MISSION AND OBJECTIVES

This project supports the instruction and research missions of the University of California by providing essential campus facilities that contribute to overall student success. Wellness and career services ensure that students are able to make the most of their university experience, while the work of the DTEI gives them proven teaching methods that will ensure their engagement and success in the classroom.

D. PROJECT DESCRIPTION

The proposed Student Wellness & Success Building would construct approximately 53,500 ASF (86,300 GSF) of office, conference, and program space. The project as proposed would roughly double the amount of space available for the affected units, and provide a centralized, consolidated hub for students seeking services. Table 2 provides a summary of the space program by unit.

Table 2
Student Wellness & Success Building
Proposed Space Assignments

Unit/Space Type	ASF	ASF	ASF
	State- Supportable	Non-State- Supportable	Total
<u>Wellness, Health & Counseling Services</u>			
Office, conference, and program space		23,500	23,500
<i>Campus Assault Resources & Education (CARE)</i>			
<i>Student Wellness & Health Promotion</i>			
<i>Counseling Center</i>			
<i>Associate Vice Chancellor/Campus Social Workers</i>			
<u>Disability Services</u>			
Office, conference, and support	4,650		4,650
Testing rooms	4,250		4,250
Assistive technology/computer room	400		400
Equipment storage	1,000		1,000
Subtotal - Disability Services	10,300		10,300
<u>Career Pathways</u>			
Office, conference, and program space		10,600	10,600
<u>Veteran Services Center</u>			
Office, conference, and program space		1,100	1,100
<u>Division of Teaching Excellence & Innovation</u>			
Office, conference, and program space	8,000		8,000
Total - Student Wellness & Success Building	18,300	35,200	53,500

Office, Conference, and Program Space

The majority of the space to be provided in the proposed project would be offices and program spaces for each unit. Offices would house staff working directly with students, such as psychiatrists and counselors, as well as administrative staff and student workers, and associated support spaces such as copy and storage spaces. Program spaces include training rooms, consultation rooms, multipurpose event spaces, etc.

Disability Services spaces

In addition to Disability Services office and support space, space will be provided for testing rooms to accommodate DSC's test proctoring activities. Rooms will be provided in a variety of sizes to accommodate single students or small groups. A computer room with approximately 10 computer stations equipped with assistive technology will also be provided. A large storage area would provide space for mobility assistance equipment, such as wheelchairs and scooters, as well as other assistive equipment, such as listening devices.

Project Site and Utilities

The project site is located in the Gateway Quad area of the campus, on existing Parking Lot 2, and directly across the Ring Mall from Langson Library. Site development includes connection to campus utility and drainage systems, and landscape and hardscape improvements. Utility service is available from the central campus utility tunnel located under the Ring Mall.

Cost Basis and Sustainability

The campus has completed planning studies and an initial cost analysis. Project costs will be further refined during detailed programming.

The 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.

Project Implementation

The project will be implemented using a design-build delivery process. The campus will prepare an extensive bid package that outlines the detailed requirements for the project, including functional space requirements, design criteria for architecture, performance criteria for building systems, and site development and utility requirements. This package will be issued to prequalified design-build teams who will develop and submit preliminary plans and costs as part of the design-build competition.

The University has developed strategies for addressing both favorable and unfavorable market conditions to ensure the maximum amount of the project scope is built within available funds. Implementation of all project components will be subject to further assessment during detailed programming and design and limited by construction market conditions at the time of bid.

Project Financial Feasibility

The project is proposed to be funded by external financing supported by State appropriations under the process described in Sections 92493 through 92496 of the California Education Code (\$13,000,000) for the Disability Services and Division of Teaching Excellence & Innovation space, and gift funds (\$12,000,000) and campus funds (\$44,606,000) for the other spaces, for a total project budget of \$69,606,000.

UNIVERSITY OF CALIFORNIA, CAMPUS

PROJECT: Wellness & Success Building
ACCOUNT NO. 990067

[illegible]

Campus/Field Station/Division IrvineProject Account 990067Project Title Student Wellness and Success Building

For purposes of compliance with the California Environmental Quality Act of 1970 (CEQA), and Amended University of California Procedures for Implementation of CEQA, this project has been reviewed and initially classified as indicated below. Please check (X) as appropriate. Include project description and appropriate local map with your submission.

☐ I. **EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970** - When it can be seen with certainty that there is no possibility the action will result in physical change to the environment (15061(b)(3)), or the action is specifically exempted by statute (15260-15285), the project is classified as generally exempt from CEQA. General/Statutory Exemption: § [Insert applicable CEQA Guidelines Section]

☐ II. **CATEGORICALLY EXEMPT** - This project falls under the indicated Class(es) of Exemption(s), none of the exceptions to the exemption apply (15300.2), and there is no significant effect on the environment (for complete list see CEQA Guidelines Section 15300):

<input type="checkbox"/> Class 1: Existing Facilities	<input type="checkbox"/> Class 17: Open Space Contracts or Easements
<input type="checkbox"/> Class 2: Replacement or Reconstruction	<input type="checkbox"/> Class 23: Normal Operation of Facilities for Public Gatherings
<input type="checkbox"/> Class 3: New Construction or Small Structures	<input type="checkbox"/> Class 25: Transfer of Land: Natural Conditions/Historical Resources
<input type="checkbox"/> Class 4: Minor Alterations to Land	<input type="checkbox"/> Class 30: Minor Actions: Prevent Hazardous Waste/Substances
<input type="checkbox"/> Class 6: Information Collection	<input type="checkbox"/> Class 31: Historical Resource Restoration/Rehabilitation
<input type="checkbox"/> Class 11: Accessory Structures	<input type="checkbox"/> Class 32: In-Fill Development Projects
<input type="checkbox"/> Class 13: Acquisition for Conservation	<input type="checkbox"/> Class 33: Small Habitat Restoration Projects
<input type="checkbox"/> Class 16: Transfer of Land Ownership for Parks	<input type="checkbox"/> Other: <u>[If other, identify which class under Section 15300]</u>

☒ III. **INITIAL STUDY** - This project is not statutorily or categorically exempt from CEQA; an Initial Study is to be prepared to determine if the project may have a significant effect on the environment.

☐ Stand-Alone ☒ Tiered Initial Study (15152):

2007 UCI LRDP EIR SCH# 2006071024

☐ IV. **ENVIRONMENTAL IMPACT REPORT (EIR)** - It is known that the project will have a direct or cumulatively significant effect on the environment and an EIR will be/has been prepared. Identify the type of EIR:

☐ Programmatic ☐ Stand-Alone (Project-Specific)

[Identify EIR title]

Additional project analysis:

☐ None/Findings Only ☐ Addendum ☐ Subsequent ☐ Supplement to EIR:

[Identify EIR from which document is tiered/based]

PROJECT DESCRIPTION

Real estate transaction type: ☐ Acquisition ☐ Sale ☐ Lease ☐ Easement ☐ License [Include proposed use in project description below]

The proposed project would demolish an existing surface parking lot, Lot 2, located on the Main Campus and would construct an approximately 86,300-gross-square-foot (GSF) structure with 53,500 assignable square feet (ASF). The structure would house administrative office space, conference rooms, and program space for student support services, such as Wellness, Health, and Counseling Services units, Disability Services, Career Pathways, Veterans Services, and the Division of Teaching Excellence and Innovation. An Initial Study (IS) and subsequent environmental document, such as a Mitigated Negative Declaration (MND), will be prepared in compliance with CEQA that will analyze the 86,300 GSF structure, site work, landscaping, and any additional needed site improvements as determined during programming.

The proposed project is consistent with the 2007 LRDP land use designation, Academic & Support, which allows for administrative, clinical, and conference facilities, and services supporting academic operations.

V. Does this project conform to the approved LRDP? ☒ YES ☐ NO ☐ NA [If NO or NA, include explanation in Project Description above]

VI.

Lindsey Hashimoto
Prepared by Lindsey Hashimoto

8/31/18
Date

[Signature]
Local Approval by Richard Demerjian

8/31/18
Date

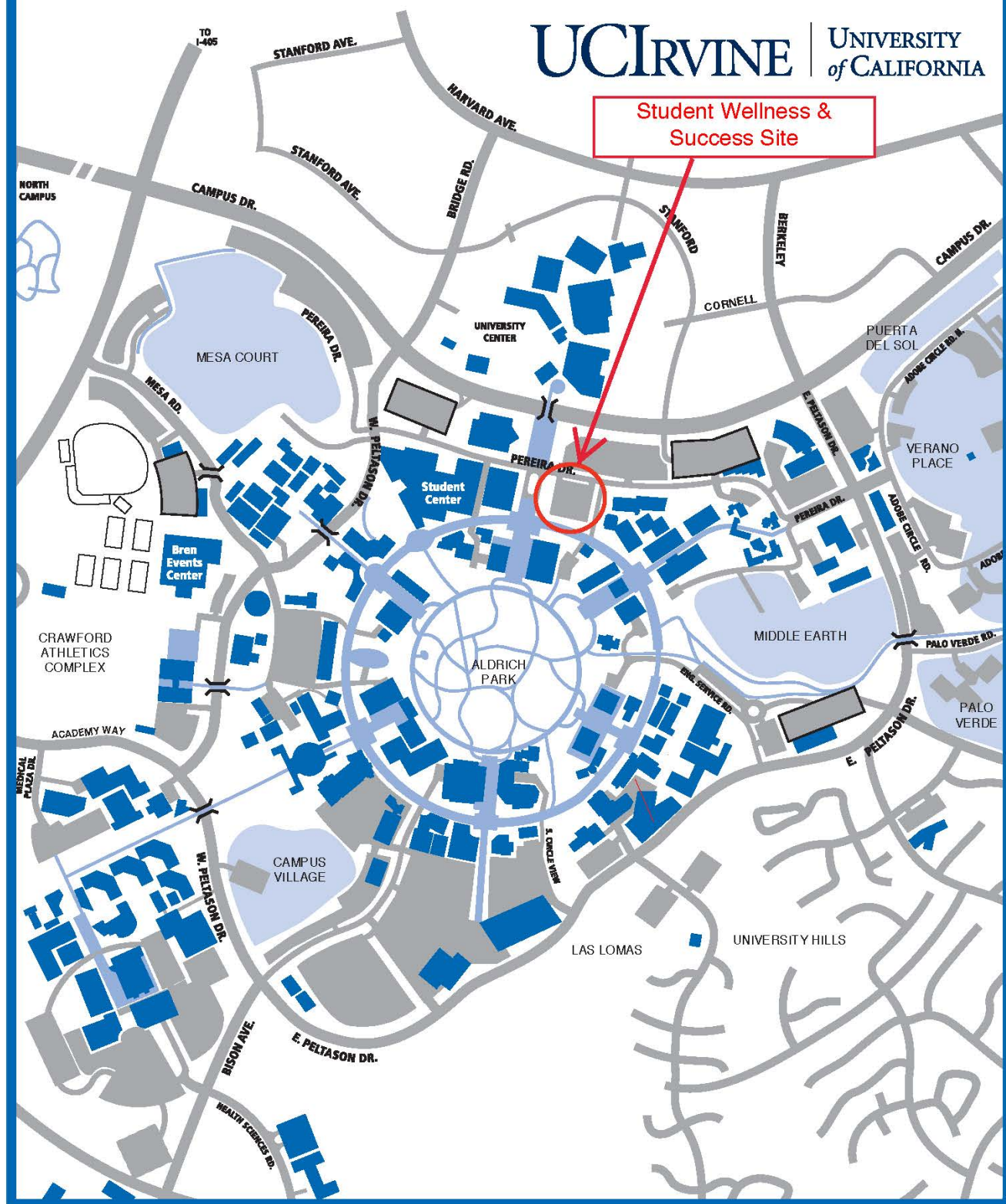
VII. OFFICE OF THE PRESIDENT

☐ Concur with Classification

☐ Do not concur with Classification

Signed

Date



SITE PLAN

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
 DF-151 (REV 07/18)

Fiscal Year 2019-20	Business Unit 6440	Department University of California	Priority No.
------------------------	-----------------------	--	--------------

Budget Request Name	Capital Outlay Program ID	Capital Outlay Project ID (7 digits. For new projects leave blank)
---------------------	---------------------------	--

Project Title Riverside – Pierce Hall Interiors	Project Status and Type Status: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuing Type: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor
---	--

Project Category (Select one)

☐ CRI (Critical Infrastructure)
 ☐ WSD (Workload Space Deficiencies)
 ☒ ECP (Enrollment Caseload Population)
 ☐ SM (Seismic)

☐ FLS (Fire Life Safety)
 ☐ FM (Facility Modernization)
 ☐ PAR (Public Access Recreation)
 ☐ RC (Resource Conservation)

Total Request (in thousands) \$13,000	Phase(s) to be Funded C	Estimated Total Project Cost (in thousands) \$22,747
---	----------------------------	---



Pierce Hall Interiors – \$13,000,000 for Construction. The project will renovate approximately 10,620 to 18,635 assignable-square-feet to support past and future enrollment growth. The project will renovate space to create contemporary class laboratories to accommodate the growing number of students taking laboratory science courses. Total project costs are estimated at \$22,747,000, including study (\$235,000), preliminary plans (\$1,320,000), working drawings (\$1,250,000), construction (\$19,692,000), and equipment (\$250,000). The construction amount includes \$16,950,000 for the construction contract, \$1,189,000 for contingency, and \$1,553,000 for architectural and engineering services. Preliminary plans were funded by non-State sources and completed in January 2018. Working drawings are funded by non-State sources and will complete in August 2018. Construction on the project is scheduled to begin in November 2018, with the State funded scope in a separate phase that would proceed in July 2019 and be completed in April 2021.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCC 6975
---	--	--------------------

Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
--	---

Impact on Support Budget					
One-Time Costs	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Future Costs	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Future Savings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Revenue	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
 Attach comments of affected department, signed and dated by the department director or designee.

Prepared By  Carey Barker	Date 8.31.18	Reviewed By  Dana Santa Cruz	Date 8/31/18
Department Director	Date	Agency Secretary	Date

Department of Finance Use Only	
Principal Program Budget Analyst	Date submitted to the Legislature



PROJECT PLANNING GUIDE

**PIERCE HALL INTERIORS
PROJECT NUMBER 950532**

August 2018

APPROVED BY:

Gerard J. Bomotti

Gerard J. Bomotti (Aug 31, 2018)

Gerry Bomotti, Chief Financial Officer and
Vice Chancellor – Planning & Budget
University of California, Riverside

Aug 31, 2018

Date

PROJECT PLANNING GUIDE**TABLE OF CONTENTS**

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**Capital Improvement Budget
Budget Data**

UNIVERSITY OF CALIFORNIA
Riverside
Campus

Pierce Hall Interiors	950532	P5508	CCCI: 6975
			EPI: 3574
Project Title	Campus Reference	Asset No.	Cost Indexes

A FUNDING SCHEDULE

Totals	Prefunded	2016-2017	2017-2018	2019-20
S \$235	\$235 EF			
P \$1,320		P \$1,320 EF		
W \$1,250		W \$1,250 EF		
C \$19,692			C \$5,750 EF	
E \$250			C \$992 CF	
				C \$12,950 GFF
			E \$200 EF	
				E \$50 GFF
\$22,747	\$235	\$2,570	\$6,942	\$13,000

B FUNDING REFERENCES

Account No.	Source	Column (1)	(2)	(3)	(4) Total All Sources
					950532


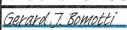
C COSTS*

	Totals	%
0 Site Clearance	\$0	0.0%
1 Building Construction	\$16,950,000	75.3%
2 Exterior Utilities	\$0	0.0%
4 Site Development	\$0	0.0%
5 Fees	\$1,526,000	6.8%
6 ODC	\$559,000	2.5%
7 Surveys, Tests, Plans, Specifications	\$170,000	0.8%
8 Special Items	\$2,103,000	9.3%
SUBTOTAL	\$21,308,000	94.7%
9 Contingency 7.0%	\$1,189,000	5.3%
TOTAL P-W-C	\$22,497,000	100.0%
3 Group 2&3 equipment	\$250,000	
TOTAL PROJECT	\$22,747,000	
Available Funding		
Anticipated Surplus (Deficit)		

D FINANCING

	External Financing (EF)	\$8,755,000
	State AB94 Funds (GFF)	\$13,000,000
	Campus Funds (CF)	\$992,000
	Total	\$22,747,000

E STATUS OF PROJECT: Project Planning Guide August 2018

Campus	Prepared by:	Name: Dave Bomba	Budget No.	2	//
		Title: Project Manager	Issue Date	8/31/2018	//
		Signature: 	Revised	//	//
	Approved for Campus:	Name: Gerry Bomotti	Revised	//	//
		Title: Vice Chancellor Planning and Budget	Revised	//	//
		Signature: 	Revised	//	//

**Capital Improvement Budget
Analytical Data**

UNIVERSITY OF CALIFORNIA
Riverside
Campus

Pierce Hall Interiors	950532	P5508	CCCI: 6975
Project Title	Campus Reference	Asset No.	EPI: 3574
		Cost Indexes	

F ANALYTICAL DATA

	Column (1)	(2)	(3)	(4) Total All Sources
ASF per PPG Date: 8/31/2018				16,100 ASF
ASF Current				16,100 ASF
OGSF				21,000 OGSF
Ratio (ASF Current/OGSF)				0.77 to 1.00
Building Construction Cost per ASF				\$1,052.80 /ASF
Building Construction Cost per OGSF				\$807.14 /OGSF
Total P-W-C Cost per ASF				\$1,436.21 /ASF
Total P-W-C Cost per OGSF				\$1,101.10 /OGSF
Gr. 2&3 Equip. Cost per ASF				\$15.53 /ASF

G NOTES:

Special Items: Sub 8

Value Engineering/Constructability \$150,000
Agency Review \$50,000
Study (958031) \$235,000
Moves/relocations/temporary facilities \$500,000
Hazardous Materials Consultant \$176,000
Interest During Construcion (IDC) \$992,000

TOTAL \$2,103,000

Budget No.	2	//
Issue Date	8/31/2018	//
Revised	//	//
Revised	//	//
Revised	//	//
Revised	//	//

I. EXECUTIVE SUMMARY

The University of California, Riverside (UCR) is undertaking a series of capital renewal projects over time in Pierce Hall to improve the quality of instructional and research environments, address space deficiencies, and help position the campus to achieve its strategic goals as demonstrated in *UCR: 2020 Path to Preeminence*. Pierce Hall opened in the 1960s as an instructional and research facility, and is located in the core campus contiguous to the Commons Mall and Highlander Union Building (HUB). Interior spaces are hindered by the inadequate building systems and the poorly-configured and aged laboratory spaces. The *Pierce Hall Interiors* project will address quality of space by renovating selected areas to create contemporary research and class laboratory spaces as well as refreshing other spaces to support the academic mission.

II. UC RIVERSIDE OVERVIEW

UC Riverside is the only public research university in Inland Southern California, an area that includes western Riverside and San Bernardino counties and is one of the fastest growing areas in California. This growth has brought an increasingly diverse and multicultural population to the region with resulting diversity in business and industry development in the surrounding communities. UCR is on the leading edge of pioneering research and serves as one of the most important educational and cultural resources for the area.

UCR's current academic offerings include undergraduate and graduate degree programs through the College of Humanities, Arts, and Social Sciences; the College of Natural and Agricultural Sciences; the Bourns College of Engineering; the School of Business Administration; the Graduate School of Education, the School of Public Policy, and the School of Medicine.

The Riverside campus has experienced rapid growth in both its undergraduate and graduate student populations. Over the past decade, total campus enrollment increased from 17,187 Full-time equivalent (FTE) students in 2007 to 23,365 FTE in 2017, a 36 percent increase. Campus actual and projected enrollment figures are presented below in Table 1, which illustrates continued growth past the expected project completion.

Table 1
UC Riverside General Campus
Actual and Projected Undergraduate and Graduate Enrollment (Headcount)

	Actual Fall 2017	Projected Fall 2021	Two-Years Post-Occupancy Projected Fall 2023	Projected % Growth ¹ 17-18 to 23-24
Undergraduates	20,069	21,213	22,018	9.7%
Graduates	3,209	4,186	4,186	30.4%
Total Campus	23,278	25,399	26,204	12.6%

III. PROGRAM AND SPACE NEEDS

Pierce Hall is a centrally located core-campus building of 66,723 assignable square feet (ASF), and 114,400 gross square feet (GSF), that originally accommodated instruction and research programs for the Chemistry Department. Seismic upgrades and a building addition was completed in 2000, and most of the faculty research functions were relocated from Pierce Hall to the Chemical Sciences Building in 2005. Building systems improvements are currently being addressed by a separately-funded project that is replacing utility infrastructure systems that have reached the end of their anticipated service life and no longer effectively support contemporary laboratory science². Many interior spaces also appear to remain untouched since the building opened, and the poorly-configured and aged laboratory spaces hamper both laboratory based instruction and the research enterprise.

The *Pierce Hall Interiors* project provides program-based alterations to functionally inadequate areas of Pierce Hall in support of evolving academic needs and in response to recent enrollment trends which have intensified the demand for undergraduate coursework requiring use of instructional laboratories. Recent changes in UC policy regarding transfer students have increased the enrollment of upper division undergraduates, with an associated increase in demand for courses requiring laboratory space. This has led to intensification of an already existing deficiency in available campus supply of modern instructional laboratories to accommodate the growing number of students taking laboratory science courses. Renovating space to create contemporary class laboratories is therefore necessary to support instruction.

Another campus goal is to create research environments that encourage and strengthen collaborations between researchers in diverse scientific programs. Collaborative research focuses on a particular scientific problem by seeking answers from diverse subject areas across the scientific spectrum. Creating collaborative research environments enables the formation of stronger partnerships while advancing scientific and technological processes. Insufficient

¹ Growth percentage measures fall 2017 to fall 2023 growth

² 2016 *Pierce Hall Improvements & Interior Improvements Detailed Project Program*

research spaces can hinder the ability to promote and encourage collaborative research efforts, and, in turn, challenge UCR's ability to recruit and retain faculty for both instruction and research needs.

The primary benefits of the project are to expand and improve UCR's inventory of class laboratories and to modernize research laboratories to effectively extend the useful life of a strategically located core campus teaching and research asset, as well as support the evolving needs of a growing undergraduate population.

The project will also amend qualitative deficiencies by expanding restrooms on all floors to address building code requirements, updating fire alarm and protections system, and restoring other interior areas disturbed by mechanical, electrical, and plumbing (MEP) upgrades. Current funding will only support the renovation of a portion of the laboratory spaces, and future projects will complete renovations of the remaining spaces incrementally, as additional funds become available.

IV. ALTERNATIVES

A key campus strategy is to optimize financial resources to respond to instructional and research space needs through a combination of new construction and renovation. Extending the useful life of core campus buildings provides a means to strengthen instruction and research capabilities that allows the campus to achieve goals presented in *UCR 2020: The Path to Preeminence*. Alternatives are examined in this context.

Three alternatives considered were: maintaining the status quo; replacing the building with new construction; and renovating the building. The existing utility infrastructure system building no longer effectively support contemporary laboratory science, and interior spaces exhibit signs of long term use. Both laboratory based instruction and the research enterprise are hampered by the inadequate building systems and the poorly-configured and aged laboratory spaces. Thus retaining the building in the current condition was not viewed as a reasonable alternative. Replacing Pierce Hall was also rejected due to the higher costs to demolish and construct a new facility.

The analysis shows that the preferred alternative is to address remaining building infrastructure deficiencies and improve the quality of instruction and research space via a series of separate renovation projects. The *Pierce Hall Interiors* project begins to complete program based interior renovations for intermediate-intensity program functions.

V. RELATIONSHIP TO UNIVERSITY MISSION AND OBJECTIVES

The project supports the instructional and research missions of the University of California by providing essential campus facilities to support the academic enterprise while contributing to building campus community.

VI. PROJECT DESCRIPTION

The *Pierce Hall Interiors* project will renovate approximately 10,620 to 18,635 ASF of instructional, office, research, and support facilities. Table 2 presents the anticipated amount of space that will be renovated to provide contemporary instructional and research laboratories as well as support spaces. The proposed program has identified specific sections of the building in the north and center wings that could be renovated to transform the functionality of the 1960's vintage building. The project will also renovate restrooms, update fire alarm and protections system, and will restore other interior areas disturbed by mechanical, electrical and plumbing systems upgrades.

Table 2: Pierce Hall Space Program Summary - Assignable Square Feet (ASF)

SPACE CATEGORY	ASF Low	ASF High
Instructional Laboratories and Support	7,130	11,800
Research Laboratories and Support	2,070	4,390
Office	1,190	1,350
Conference Room & Teaching Assistant Area	230	1,095
TOTAL	10,620	18,635

A range of space is provided until such time as Preliminary Plans are completed and project costs are reconciled with the identified total project budget. Construction continues to be extremely active in the local area due to a high number of K-12 and other construction projects. It is anticipated that this trend will continue, which will contribute to higher construction costs. As a means to manage higher costs, bid alternates will be incorporated into the construction documents to provide the Campus with the ability to accept bids that address the primary scope items and allow for the option to include secondary scope items to the extent financially feasible.

The Construction Manager At-Risk (CMAR) delivery approach has been adopted for this project to provide constructability and logistics expertise during the design process. The campus' proposed schedule anticipates that construction will commence in November 2018 with construction completed in March 2021. The intent is to deliver the project in phases in conjunction with the *Pierce Hall Improvements* project, which will address the building's mechanical, plumbing and electrical systems. Phasing the construction work is intended to minimize disruption to class scheduling and research activities. Each phase includes anticipated expenses for temporary relocation during construction as well as move-in costs after work is complete.

The project construction phasing is anticipated as follows:

Phase 1 Framework:

Phase 1 of the project renovates the north wing and south wing of the building. Full renovation would include new finishes, space reconfiguration as needed, and improvements to building systems such as mechanical, electrical, and plumbing systems.

Renovate Research Laboratories	North Wing Third Floor Renovate wet laboratory space for up to 4 PIs and provide accessibility improvements.
South Wing Tenant Improvements	South Wing Second Floor Convert restrooms to a small conference room and building support space.
Fire Protection Systems	Phase 1 Work Area (North and South Wings, all floors) Incorporate sprinklers in the entire building and bring building into compliance with code requirements.
Fire Alarm System	Phase 1 Work Area (North and South Wings, all floors) Replace fire alarm system components.

Construction of Phase 1 is anticipated to start November 2018 and complete December 2019.

Phase 2 Framework:

Phase 2 of the project, proposed to be funded by State AB 94 funds, renovates the center wing of the building, with focus on instructional laboratory and support space. Full renovation typically includes new finishes and casework, reconfiguration of space where needed, and improvements to building systems such as mechanical, electrical, and plumbing systems.

Renovate Class Laboratories	Center Wing First Floor Update up to four existing class laboratories, 96 student stations; create new class laboratory service area; and, complete accessibility improvements to renovated spaces, in addition to minor accessibility renovations to existing instructional laboratories.
Fire Protection Systems	Phase 2 Work Area (Center Wing, all floors) Incorporate sprinklers in the entire building and bring building into compliance with code requirements.
Fire Alarm System	Phase 2 Work Area (Center Wing, all floors) Replace fire alarm system components.
Restroom Upgrades	Phase 2 Work Area (Center Wing, all floors) Provide code compliant restrooms on each floor. Add Gender Inclusive restrooms and a Lactation Room per campus standards.

This phase also supports relocation of instructional activity into the new instructional laboratories that will have been constructed in the building north wing by the concurrent Pierce Hall Improvements project (950511).

Construction for Phase 2 is anticipated to start January 2020 and complete Spring 2021.

VII. SUSTAINABILITY PRINCIPLES AND COST BASIS

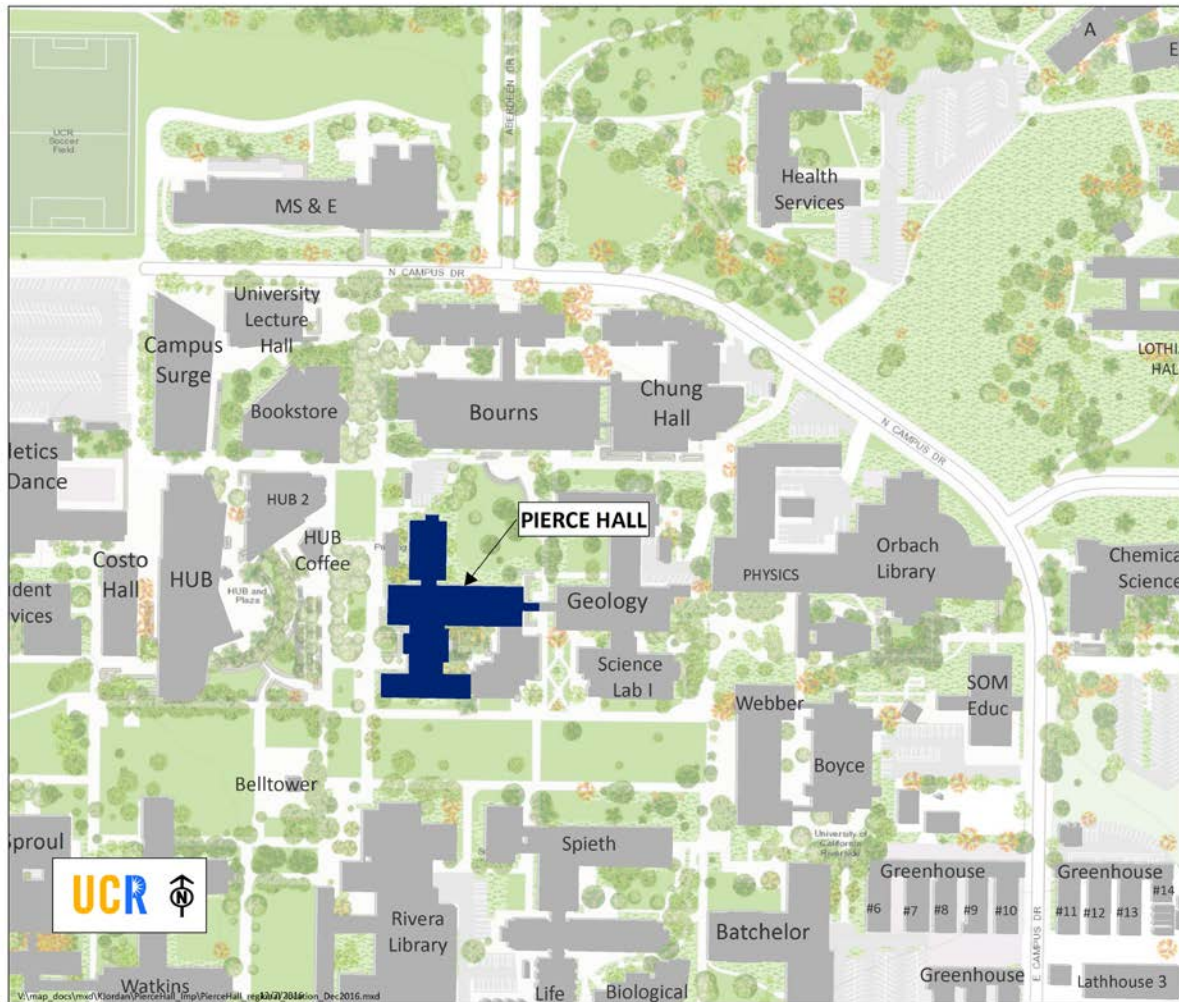
This project will comply with the *University of California Policy on Sustainable Practices*. As required by this policy, the project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements. The project is targeting LEED Silver certification under the LEED BD+C rating system or LEED ID+C.

VIII. PROJECT FINANCIAL FEASIBILITY

The total project budget of \$22,747,000 at CCCI 6975 would be funded from a combination of General Funds AB 94 Financing (\$13,000,000), external financing (\$8,755,000) from previously issued General Revenue Bonds (GRB) 2015 Series AQ Century Bonds, and Campus Funds (\$992,000). The average annual debt service is estimated at \$554,000 and is based upon a 4.767%³ interest rate, with principal amortized over 30 years. This average annual debt service amount includes principal and interest payments. Repayment of the debt would be from General Revenues of the Riverside campus. The Century Bonds are interest only with a bullet maturity in year 100, but the campus will set aside the principal internally so that funds can be reallocated for other projects in the future. The project budget has been established based upon a Detailed Project Program (DPP) completed fall 2016 and a Cost Model that was completed during spring 2017.

³ Actual rate of the Century Bond issued in 2015.

Figure 1: Project Location



Project Schedule

PIERCE HALL INTERIORS

DATE: 8/31/2018

ACTIVITY	No. of Months	DATE: 01/01/2010																																															
		2015-2016				2016				2017				2018				2019				2020				2021																							
		J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Study	6																																																
Preliminary Plans	11																																																
Preliminary Plans Approval	4																																																
Working Drawings	5																																																
Agency Review	2																																																
Bid Pre-Qual																																																	
Bid & Contract	4																																																
Construction Phase 1	13																																																
Construction Phase 2	16																																																
Equipment	5																																																
Cumulative Calendar Months	63																																																
		Approved: <u>Gerard J. Bonotti</u> Gerard J. Bonotti (Aug 31, 2018)																																															
		Title: Vice Chancellor for Planning and Budget																																															

Campus/Field Station/Division RiversideProject Account 950532Project Title Pierce Hall Interior Improvements

For purposes of compliance with the California Environmental Quality Act of 1970 (CEQA), and Amended University of California Procedures for Implementation of CEQA, this project has been reviewed and initially classified as indicated below. Please check (X) as appropriate. Include project description and appropriate local map with your submission.

☐ I. **EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970** - When it can be seen with certainty that there is no possibility the action will result in physical change to the environment (15061(b)(3)), or the action is specifically exempted by statute (15260-15285), the project is classified as generally or statutorily exempt from CEQA. General/Statutory Exemption: _____

☒ II. **CATEGORICALLY EXEMPT** - This project falls under the indicated Class(es) of Exemption(s), none of the exceptions to the exemption apply (15300.2), and there is no significant effect on the environment (for complete list see CEQA Guidelines Section 15300):

<input checked="" type="checkbox"/> Class 1: Existing Facilities	<input type="checkbox"/> Class 17: Open Space Contracts or Easements
<input type="checkbox"/> Class 2: Replacement or Reconstruction	<input type="checkbox"/> Class 23: Normal Operation of Facilities for Public Gatherings
<input type="checkbox"/> Class 3: New Construction or Small Structures	<input type="checkbox"/> Class 25: Transfer of Land: Natural Conditions/Historical Resources
<input type="checkbox"/> Class 4: Minor Alterations to Land	<input type="checkbox"/> Class 30: Minor Actions: Prevent Hazardous Waste/Substances
<input type="checkbox"/> Class 6: Information Collection	<input type="checkbox"/> Class 31: Historical Resource Restoration/Rehabilitation
<input type="checkbox"/> Class 11: Accessory Structures	<input type="checkbox"/> Class 32: In-Fill Development Projects
<input type="checkbox"/> Class 13: Acquisition for Conservation	<input type="checkbox"/> Class 33: Small Habitat Restoration Projects
<input type="checkbox"/> Class 16: Transfer of Land Ownership for Parks	<input type="checkbox"/> Other: _____

☐ III. **INITIAL STUDY** - This project is not statutorily or categorically exempt from CEQA; an Initial Study is to be prepared to determine if the project may have a significant effect on the environment.

☐ Stand-Alone ☐ Tiered Initial Study (15152): _____

☐ IV. **ENVIRONMENTAL IMPACT REPORT (EIR)** - It is known that the project will have a direct or cumulatively significant effect on the environment and an EIR will be/has been prepared. Identify the type of EIR:

☐ Programmatic ☐ Stand-Alone (Project-Specific) _____

Additional project analysis:

☐ None/Findings Only ☐ Addendum ☐ Subsequent ☐ Supplement to EIR: _____

PROJECT DESCRIPTION -

Real estate transaction type: ☐ Acquisition ☐ Sale ☐ Lease ☐ Easement ☐ License

The proposed project consists of the interior renovation of approximately 14,000 ASF of existing instructional, office, research, and support facilities in Pierce Hall. The project will also renovate restrooms on each floor, update building-wide fire alarm and protections systems, and restore other interior finishes disturbed by mechanical, electrical and plumbing system upgrades to the building.

The proposed project is categorically exempt under CEQA Guidelines §15301, Class 1, Existing Facilities, as it consists of minor interior alterations, resulting in negligible expansion of use beyond that which exists. None of the exceptions to the exemptions apply.

V. Does this project conform to the approved LRDP? ☒ YES ☐ NO ☐ NA (If NO or NA, include explanation in Project Description above)

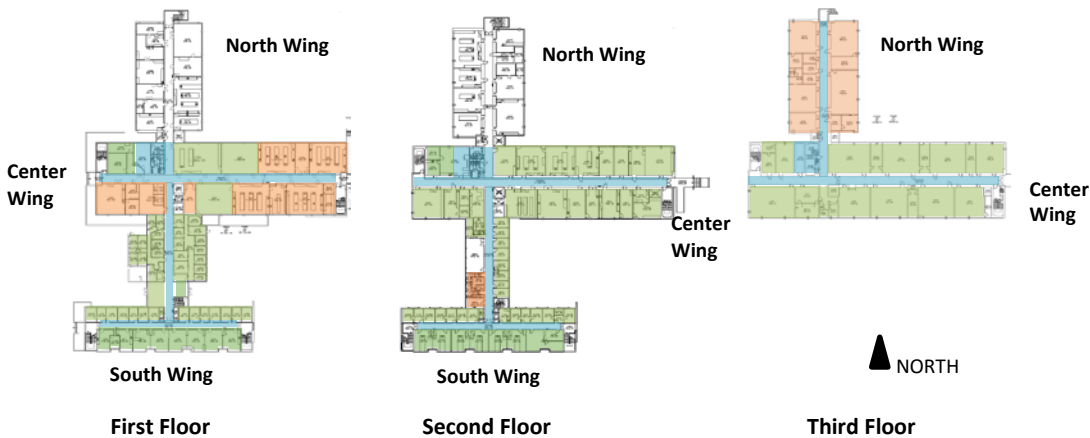
VI. <u>Jaime Engbrecht</u>	<u>6-27-17</u>	<u>Tricia D. Thrasher</u>	<u>6/30/17</u>
Prepared by	Date	Local Approved by	Date
Jaime Engbrecht, MURP		Tricia D. Thrasher, ASLA, LEED AP	
Planning Specialist		Principal Environmental Planner	
Capital Asset Strategies		Capital Asset Strategies	

VII. OFFICE OF THE PRESIDENT

☒ Concur with Classification ☐ Do not concur with Classification

Signed Ben [Signature]

Date 11/27/2017

Figure 4: Pierce Hall Interiors Project Building Locations

- Full Renovation: New floors, ceilings and wall finishes and casework, reconfigure space where needed, and new mechanical, electrical and plumbing systems
- Provide new finishes in corridors where new utility distribution lines were installed
- Install sprinkler systems and fire alarm systems

Figure 5: Pierce Hall Interiors Project Scope Items

Scope Item		Description
1.	Renovate Research Laboratories	North Wing Third Floor Renovate wet laboratory space for up to 4 PIs and complete accessibility improvements.
2.	Renovate Class Laboratories	Center Wing First Floor Update up to four existing class laboratories, 96 student stations; create new class laboratory service area; and, complete accessibility improvements to renovated spaces, in addition to minor accessibility renovations to three existing instructional laboratories.
3.	South Wing Tenant Improvements	South Wing Second Floor Convert restrooms to a small conference room, janitor room, and vestibule.
4.	Core Finished	All Floors Finish floors, walls and ceilings plus lighting in core areas and lobby.
5.	Restroom Upgrades	All Floors Provide compliant restrooms on each floor with code compliant fixture count. Add two Gender Inclusive restrooms and a Lactation Room.
6.	Fire Protection Systems	All Floors Incorporate sprinklers in the entire building. Meet new code requirements.
7.	Fire Alarm System	All Floors Replace fire alarm horns, strobes, etc.