UNIVERSITY OF CALIFORNIA SAN FRANCISCO

Project Planning Guide Amendment

UCSF Parnassus Heights Campus Site Clinical Sciences Building Seismic Renovation and Retrofit

January 2018

2017-20 Capital Improvement Program S.F. Account No. 9002027

Recommended:

DocuSigned by: Lori Yamauchi

Lori Yamauchi Associate Vice Chancellor Campus Planning

Recommended:

DocuSigned by: Michael Bade

Michael Bade Associate Vice Chancellor, Capital Programs and Campus Architect

Recommended:

DocuSigned by: Paul Jenny 28FF2DE25994

Paul Jenny Senior Vice Chancellor Finance and Administration

Recommended:

-DocuSigned by:

Robert Stickney

Robert Stickney Interim Senior Associate Vice Chancellor, Real Estate, Planning & Capital Programs

Approved:

Hangood

January 3, 2018

Sam Hawgood, MBBS I Chancellor Arthur and Toni Rembe Rock Distinguished Professor

Date

TABLE OF CONTENTS

Page

Signature Approvals	i
Table of Contents	ii
Executive Summary	1
Background	1
Alternatives	2
Relationship to University Mission and Objectives	2
Project Description	2
Attachments	
Project Schedule	
Project Location Map	

Capital Improvement Budget

Distribution

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P. Jenny	Senior Vice Chancellor, Finance and Administration
T. Costantinidis	Vice Chancellor and Chief Financial Officer
R. Stickney	Interim Senior Associate Vice Chancellor, Real Estate, Planning & Capital Programs
M. Bade	Associate Vice Chancellor, Capital Programs and Campus Architect
B. Smith	Associate Vice Chancellor, Research Infrastructure and Operations
L. Yamauchi	Associate Vice Chancellor, Campus Planning

EXECUTIVE SUMMARY

The Clinical Sciences Building (CSB) Seismic Retrofit and Renovation project at UC San Francisco's Parnassus campus will renovate and seismically strengthen the 109,126 gross-square-foot building, replace aging building systems, and renovate the interior of the building as contemporary dry research and instruction space. Constructed in 1933, CSB requires remediation to comply with the University's Seismic Safety Policy.

In May 2015, the total project budget of \$95,812,000 was approved by the Regents, to be funded with external financing (\$57,752,000), external financing supported by State appropriations (\$24,535,000), and campus funds (\$13,525,000). The external financing supported by State appropriations included working drawings funds of \$2.8 million approved by the State for fiscal year 2013-14 and construction funds of \$21,735,000 approved by the State for fiscal year 2015-16.

The building was vacated and construction began in January 2016. In November 2016, it was necessary for the campus to change the general contractor and the project was suspended. A new general contractor was selected and the scope of the project was re-bid. The costs associated with the delay in construction, rising construction costs reflected in the new bids, and remobilization resulted in an increase in the project cost.

The revised project budget is \$151.19 million to be funded from external financing (\$113.13 million), external financing supported by State appropriations (\$24,535,000), and campus funds (\$13,525,000). There is no change in the amount of State funding or change in scope of work.

Construction completion was originally planned for July 2017, and now is scheduled for completion in December 2019.

BACKGROUND

The Clinical Sciences Building (CSB) Seismic Retrofit and Renovation project will renovate and seismically strengthen the eight-story building, replace deteriorated building systems, and renovate the interior of the building as contemporary dry research work space and instructional space. The renovation will modernize the aging interior to provide highly efficient and flexible office layouts, encourage collaboration, and provide flexibility for growth and contraction of programs without costly future construction. The renovation will increase the number of dedicated workspaces from 350 workspaces in research labs and offices to approximately 500 desktop workspaces.

The space program remains unchanged from what was represented in the working drawings (accepted in July 2015) and is shown in Table 1.

Function	ASF
Office/Dry Research	75,000
Instructional	6,500
Logistical Support/Commons	2,500
Total	84,000

 Table 1

 Clinical Sciences Building Space Program

ALTERNATIVES

Given the significant budget increase, the campus re-evaluated the alternative of addressing this project through new construction as opposed to the approved renovation. It was determined that projected building costs for new construction would still be higher than the current bids for renovation. Additionally, the transition to a new construction project would include several risks that are difficult to quantify, including extending the schedule by as much as three to four years to design, approve, and bid a new-build project, which would prolong disruptions to teaching and research operations that have been relocated to temporary space. Therefore, the option to proceed immediately with completing the approved renovation was deemed the most prudent. Since the work has been fully bid, construction can recommence immediately.

RELATIONSHIP TO UNIVERSITY OBJECTIVES

The project supports the instruction and research mission of the University of California by providing safe facilities for teaching and research in a campus academic building.

PROJECT DESCRIPTION

The scope of work for the project remains unchanged from the original approvals. The project will remediate the seismic hazards in the building in compliance with the University's Seismic Safety Policy; upgrade building systems; improve disabled access; provide workspace for desktop research, administration, and clinicians who are providing patient care in UCSF Medical Center's Moffitt/Long Hospitals; and upgrade the instructional and meeting space within the building to contemporary standards. Because of the building's age, the shell of the building will be renovated per the Secretary of the Interior's Standards for Treatment of Historic Properties. Upon completion of the renovation, the asset will provide a high performing, seismic and code compliant facility, with an extended life of 50 plus years.

Construction completion was originally planned for July 2017. The project now is scheduled for completion in December 2019.

Environmental Considerations

The budget increase does not change the July 2014 Regents determination that the project qualifies for a categorical exemption in accordance with the California Environmental Quality Act.

Project Schedule

UNIVERSITY OF CALIFORNIA, CAMPUS

PROJECT:	Clinical Sciences Building Seismic Retrofit and Renovation
ACCOUNT NO.	9002027

DATE: 12/27/2017 No. ACTIVITY of 2012-2013 2013-2014 2014-2015 July 2015-2016 2016-2017 2017-2018 2018-2019 2019-2020 July Julv July Julv July July July Jub Months JASOND JFMAMJJASOND JFMAMJJASOND JFMAMJJASOND JFMAMJJASOND JFMAMJJASOND JFMAMJJASOND JFMAMJJASOND JFMAMJJASOND JFMAMJ Preliminary 19 Plans UCOP 0.5 Submittal Working 2 Drawings (BP-1) Agency 2 Review (BP-1) UCOP 0.5 Review (BP-1) **Bid/Award** 6 Contract (BP-1) Construction 8 (BP-1) Working Drawings (BP-2) 7 Agency 3 Review (BP-2) UCOP 1 Review (BP-2) Bid/Award 4 Contract (BP-2) UCOP Approval to 0.5 Award (BP-2) Re-Bid/Award 3 Contract Regents 2 Submittal UCOP Approval to 0.5 Award Construction 21 Equipment 6 Move-in 2 Cumulative 12/28/2017 Lori Yamanchi Calendar Approved: 82 Title: Associate Vice Chancellor, Campus Planning Months



Project Location

CAPITAL IMPROVEMENT BUDGET BUDGET DATA

CSB S	EISMIC RETRO	FIT AND RENOVA	TION	9002027		2251	CCCI 6620
							EPI 3615
Project	Title			Campus Reference		Asset No.	Cost Indexes
Α	FUNDING SC	HEDULE Pe	er 2017-20 CIP			Univ. Priority No.	
	Totals (000's	s) Prefunded	2016-17	2017-18	2018-19	2019-20	2020-21
	P 5,216	5,216 CF					
	W 2,800	2,800					
	C 138,393	57,752 EF		55,378 EF			
		21,735					
		3,528 CF					
	E 4,781	4,781 CF					
	(Tot. 151,190	95,812	0	55,378	0	0	0
В	FUNDING RE	FERENCES					
_		Column (1)	Column (2)	Column (3)	Column (4)	Total all Sources (5)	
	Account No					9002027	-
	Sourco					5002021	-
	Source						-
							-
							-
-		Campus Funded	State Funded Core	Campus Funded			
С	COSTS	Core & Shell	& Shell	Tenant Improv.			%
0	Site Clearance	\$ 5,259,000	\$ 0	\$ 0	\$ 0	\$ 5,259,000	3.6
1	Construction	54,929,000	21,724,000	33,812,000	0	110,465,000	75.4
2	Exterior Utilities	651,000	0	0	0	651,000	0.4
4	Site Development	2,993,000	0	0	0	2,993,000	2.0
5	Fees	4.071.000	570.000	1.120.000	0	5.761.000	3.9
6	A&F/PP&C	2 701 000	380,000	757.000	0	3 838 000	26
7	Surveys Tests P	lans		,	0	0,000,000	
'	Specifications	185.000	0	128 000	0	313 000	0.2
0	Specifications	6 272 000	301.000	120,000	0	11 264 000	7.7
0		0,373,000	\$91,000	4,300,000	0	11,204,000	1.1
~	SUBIUTAL	\$ 77,162,000	\$ 23,065,000	\$ 40,317,000	0	\$ 140,544,000	96.0
9	Conti 4.9%	4,395,000	1,470,000	0	0	5,865,000	4.0
	IOTAL P-W-C	\$ 81,557,000	\$ 24,535,000	\$ 40,317,000	0	\$ 146,409,000	100.0
3	Group 2&3 Equip	me O	0	4,781,000	0	4,781,000	3.3
	TOTAL PROJE	\$ 81,557,000	\$ 24,535,000	\$ 45,098,000	0	\$ 151,190,000	_
	Available Funding	81,557,000	24,535,000	45,098,000		151,190,000	
	Anticipated Surplu	JS					
	(Deficit) • • •	\$0	\$	\$ 0		\$ 0	
D	FINANCING						
					Campus Funds	13,525,000	
				Exte	ernal Financing	\$113,130,000	
					State	\$24,535,000	
							1
							1
				τοται		\$ 151 190 000	1
C			Doguoct for Arrest			ψ 131,130,000	l
	STATUS OF	RUJECI:	Request for Appl	ioval to Award			-
			Amended Full Bu	laget		Budget No.	7
						Issue Date	7/13
	DocuSic	ined by:		DocuSigned by:		Revised	8/14
	Name: Land	12/28/20. Vamanchi	17 Się	gnature: Scott David	1 Musin 2017	Revised	2/15
	Title: Associate V	ice Chancellor, Camp	us Planning Tit	le: Associate VC, Cap	ital Programs	Revised	6/15
	Prepared By: (pla	nner/PM)	CF/PM Ap	proved for Campus, E	Date:	Revised	1/16
	Signature:	12/28/2	017 Sig	gnature DocuSigned by:	12/28/2017	Revised	6/16
	Title: Sr. Vice Cha	acellor, Finance & Ac	Iministration Tit	le: Paul Junn	y , , , , , , , , , , , , , , , , , , ,	Revised	12/17
	Approved for Can	npus, Date:	An	proved AVP-PPC: 04	te:	Revised	
		ata 10/2016	۹،۱۹ ۱۱۹	,		Page 1	of 2

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Page 1 of 2

CAPITAL IMPROVEMENT BUDGET BUDGET DATA

	CSB SEISMIC RETROF	IT AND RENC	VATION	9002027		2251		CCCI 6620 EPI 3615	
roj	ect Title			Campus Referen	се	Asset No.		Cost Indexes	
	ANALYTICAL DATA					•			
		Column (1)		Column (2)		Column (3)		Column (4)	
	ASF per PPG		ASF		ASF		ASF	74,339	ASF
	ASF Current		ASF		ASF		ASF	84,000	ASF
	OGSF		OGSF		OGSF		OGSF	109,126	OGSF
	Ratio (ASF Current/OGSF)	#DIV/0!	to 1.00		to 1.00	1	o 1.00	0.77	to 1.00
	Construction Cost per ASF		/ASF		/ASF		/ASF	\$1,421	/ASF
	Construction Cost/ OGSF		/OGSF		/OGSF	/	OGSF	\$1,094	/OGSF
	Total PWC Cost per ASF		/ASF		/ASF		/ASF	\$1,743	/ASF
	Total PWC Cost per OGSF		/OGSF		/OGSF	1	OGSF	\$1,342	/OGSF
	Gr. 2&3 Equip. Cost/ ASF		/ASF		/ASF		/ASF	\$57	/ASF
	CONSTRUCTION COST	ANALYSIS				1			
		COSTS		STS	%		REM	ARKS	
		^	\$/ASF	\$/OGSF					
	Concrete & Structure	\$							
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		Ψ							
	c Plumbing								
	d Electrical								
	f Other					Identify			
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	COST ONLY	\$							
	a Additional Bldg Costs	Ŷ				Identify			
	TOTAL BUILDING +					,			
	ADDITIONAL COSTS	\$							
	h. Other Construction		Identify	U		4			
	i. Other Construction		Identify						
	TOTAL CONSTRUCTION		-						
	COST	\$	Same as Sch	nedule C, Item1	(line 24	l) Page 1			
	NOTES:	(Campus Funded	State Funded	C	ampus Funded			
	8. Special Items	Total	Core & Shell	Core & Shell	٦	Fenant Improv.			
	EH&S	\$280,000	\$280,000						
	Moving Services	\$25,000				\$25,000			
	Plan Review	\$90,000	\$30,000			\$60,000			
	Occupancy Evaluation	\$4,000				\$4,000			
	Campus CEQA/Planning	\$659,000	\$409,000			\$250,000			
	TD/AV Consultant	\$328,000				\$328,000			
	Legal Council/CEQA	\$75,000	\$75,000						
	Security Consultant	\$24,000				\$24,000			
	CEQA Compliance	\$256,000	\$256,000	#00.000					
	Structural Peer Review	\$147,000	\$67,000	\$80,000		A O O I T T T T			-
	Capital Interest	\$7,500,000	\$4,885,000			\$2,615,000		Budget No.	7
	Interior Design	\$150,000	0 40.000			\$150,000		Issue Date	//13
	Historia Brog/M/tr Brooffr	\$700,000	\$348,000	¢244.000		\$352,000		Revised	8/14
		φοσε 000	φ23,000	as11,000		¢626.000		Revised	2/15
	Educational Toch Sonvisco	- \$66.000				000,020¢		Revised	1/15
		- φυσ,υυυ \$11 264 000	\$6 373 000	\$301 000		\$4 500,000		Revised	6/16
		φι1,204,000	φ0,373,00U	φ331,000		ψ - ,500,000		Rovised	12/17
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Interdisciplinary Science and Engineering Building Project No. 999239

UNIVERSITY OF CALIFORNIA, IRVINE

May 2018

Approved:

Amald lot

Chief Financial Officer and Vice Chancellor Division of Finance and Administration Ronald Cortez

Interdisciplinary Science and Engineering Building

Project No. 999239

University of California, Irvine

TABLE OF CONTENTS

A.	BACKGROUND 1
B.	DESIGN ENHANCEMENTS & SCOPE INCREASE 1
C.	CALIFORNIA ENVIRONMENTAL QUALITY ACT
D.	PROJECT BUDGET & SCHEDULE
BU	DGET AND ANALYTICAL DATA FORMS
PR	DJECT SCHEDULE

SITE PLAN

Interdisciplinary Science and Engineering Building

Project No. 999239

University of California, Irvine

A. BACKGROUND

In November 2016, the Regents approved a total project budget of \$120 million for UCI's Interdisciplinary Science and Engineering Building (at that time known as the Interdisciplinary Sciences Building). The approved scope included a 133,000 gross square foot (79,700 assignable square foot) building that would provide teaching, research, and office space for the Schools of Engineering, Physical Sciences, and Information & Computer Sciences.

In September 2017, the Regents approved an increase in the scope and budget to construct additional built-out research space and shell space. The revised project scope included a total of 181,700 gross square feet (gsf), with 140,300 gsf (85,200 assignable square feet (asf)) of built out space, and an additional 41,400 gsf of shell space to be built out as resources became available. The augmentation resulted in an increase of \$36.235 million, for a total revised project budget of \$156.235 million. The Regents also approved the design. In February 2018, the Office of the President accepted the design phase documentation and authorized the campus to issue the Request for Proposals for the design-build competition.

In March 2018, design-build proposals were received from three prequalified general contractors. Contractor selection was based on a "best value" determination. The selected proposal included innovative design solutions that enabled the bidder to provide a larger building in a different configuration that better addressed academic program needs. The winning proposal is materially different in scope and design from the September 2017 Regents approval. Parallel with this amendment, the Regents are considering a scope and design approval in an Interim Item.

B. DESIGN ENHANCEMENTS & SCOPE INCREASE

The winning design organized the required program spaces on six levels (plus partial basement) rather than on eight levels (plus basement), as depicted in the concept plans approved by the Regents. This height reduction was achieved by creating an L-shaped configuration that allowed for a larger floor plate while still meeting the site planning parameters. The six-story solution eliminated the restrictive and costly code requirements associated with the planned high-rise construction, such as stair pressurization and smoke exhaust systems, as well as the additional mechanical fans and

associated ductwork and emergency power generation. Further efficiencies were accrued by avoiding the vertical circulation and redundant service spaces required by additional floor levels. The substantial cost savings achieved by this design were reallocated to increase the overall building area to provide more usable space for the three schools that will occupy the building.

The final design of the Interdisciplinary Science and Engineering Building includes a building of 112,734 asf (204,750 gsf), which represents an increase of approximately 32 percent in the assignable area (gsf increased approximately 13 percent) over the approved scope. The increase in the gross square footage is slightly less than the increase in the assignable area because the design is more efficient than the original plan. The added assignable square footage provides additional space for research and scholarly activity, academic and administrative offices, and the shared auditorium and colloquium areas. The instructional laboratory space remains essentially the same. The gross square footage includes 41,778 gsf of shell space—an increase of 378 gsf over the approved amount—that would be built out as resources become available to provide additional research and office space.

Table 1 below provides a detailed breakdown of the space and building efficiency of the proposed final design compared to the previously approved scope.

Description (Assignable Square Feet)	Approved Regents Item Sept 2017	May 2018 PPG Amendment	Change from Approved Regents Item to PPG Amendment
Instructional Laboratories & Support	3,200	3,123	(77)
Research & Scholarly Activity	65,700	86,973	21,273
Academic & Administrative Support	11,900	14,379	2,479
Shared Auditorium & Colloquium	4,400	8,259	3,859
Total ASF	85,200	112,734	27,534
(Gross Square Feet)			
Building GSF (Built-Out)	140,300	162,972	22,672
Building Efficiency % (Built-Out)	61%	69%	8%
Shell Space GSF	41,400	41,778	378
Total Project GSF	181,700	204,750	23,050

Table 1 Interdisciplinary Science and Engineering Building Space Reconciliation

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Interdisciplinary Sciences and Engineering Building Initial Study/Mitigated Negative Declaration (IS/MND) finalized in August 2017 analyzed a 200,000 GSF, eight-story structure with an additional basement level on a 3.5-acre site. The amendment would increase the building size to 204,750 GSF and expand the building footprint; however, it will reduce the structure to six-stories and a partial basement level.

Although the proposed building footprint is larger, no change to the project boundary would occur as the structure falls within the original 3.5-acre project site located on an existing surface parking lot. As such, no additional environmental resources, such as biological or water quality, would be impacted that were not previously analyzed in the IS/MND. Furthermore, as is common practice for campus capital projects, archeological, paleontological, and tribal monitors would be on-site during earthwork (Long Range Development Plan mitigation measures Cul-1C, Cul-4A, Cul-4B, and Cul-4C), which would mitigate findings of cultural resources during construction. The increase in the overall building square footage is negligible (less than 3%) and reduction of the basement level from 12,000 gsf to 9,500 gsf would reduce the overall earthwork quantities. Changes to the project's traffic generation, air quality, and GHG and noise emissions would be negligible to none.

Therefore, the amendment would not result in any new significant impacts that would require recirculation of the IS/MND and additional California Environmental Quality Act (CEQA) documentation is not required.

D. PROJECT BUDGET & SCHEDULE

The project budget of \$156.235 million remains the same as approved by the Regents in September 2017 and will be funded from a combination of external financing (\$72.75 million), gift funds (\$30 million), indirect cost recovery reserves (\$3.485 million), and external financing supported by State appropriations under Sections 92493 through 92496 of the Education Code (\$50 million).

The project schedule is also unchanged, with full construction completion by September of 2020.

CAPITAL IMPROVEMENT BUDGET BUDGET DATA

UNIVERSITY OF CALIFORNIA

IRVINE Campus

Project Name : Interdisciplinary Science & Engineering Building								999239						CC	CI:	6566								
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1.	Cor	nstru	ction								\$			89,613,000				\$27,618,000 \$			\$ 117,231,000			75.0%
2.	Ext	erior	Utilities											\$4	1,235,000							_4,2	35,000	2.7%
4.	Site	De	velopment											\$2	2,900,000	<u> </u>					2,900,000		1.9%	
5.	Fee	S												\$7	7,766,000			\$2	2,209,000	\$	9,975,000		6.4%	
6.	A&I	=/PP	2&C											\$3,398,000				_	\$967,000	\$ 4,365,000		65,000	2.8%	
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٥	Cor	sting			5	0%								\$4,854,000		<u> </u>		32,854,000		\$		96.0	25 000	93.4%
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																			Camp	us Fi	unds	\$		3,485,000
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CAPITAL IMPROVEMENT BUDGET BUDGET DATA

UNIVERSITY OF CALIFORNIA

IRVINE

Campus

Proje	ct Name : Interdisciplinary Science & E	ngineerir	ng Building	999	239				6566
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=					tererence	Asset	NO.	Cost In	dexes
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				Origin	al CIB	Augmen	tation	Total All S	Sources
	ASF - Proposed		ASF		ASF		ASF	112,734	ASF
	ASF Current		ASF		ASF		ASF		ASF
	OGSF - Proposed		OGSF		OGSF		OGSF	204,750	OGSF
	Ratio (ASF Current/OGSF			#DIV/	0!	#DIV/0		0.5	5
	Construction Cost per ASF		/ASF	#DIV/	0! /ASF	#DIV/0	/ASF	\$ 1,039.89	/ASF
	Construction Cost per OGSF		/OGSF	#DIV/	0! /OGSF	#DIV/0!	/OGSF	\$572.5	5 /OGSF
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G.	CONSTRUCTION COST ANALYSIS								
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	f. Others						Identify		
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	Acoustician	\$	50,000	Paleontol	ogist/Tribal Mo	nitor		\$	40,000
	Agency Review	\$	75,000	Parking				\$	115,000
	Commission Building Systems	\$	75,000	Peer Rev	iew: Civil, Arch	itectural, and Wat	erproofing	\$	80,000
	Environmental : IS/MND and EP&S	\$	100,000	Program	ning / Project C	IPP		\$	500,000
	Environmental Monitoring During Construction	\$	45,000	Sampling	(HAZMAT)			\$	15,000
	Facilities Management Utility Coordination / Shutdowns	s \$	60,000	Special I	spections: Arc	chitectural, Civil, V	/aterprooling	, \$	500,000
	Geotechnical Report	\$	30,000	Topograp	hic/As-Built Su	rvey/CAD Base S	heets	\$	90,000
	Independent Seismic Review	\$	75,000	Utility Infr	astructure Coo	rdination		\$	50,000
	Interest During Construction	\$	2,900,000	Value En	gineering/Cons	tructability Review		\$	75,000
	Laboratory Planner	\$	150,000	Wind Stu	dy			\$	80,000
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Project Schedule

UNIVERSITY OF CALIFORNIA, IRVINE

Interdisciplinary Science & Engineering Bldg.



SITE PLAN

UNIVERSITY OF CALIFORNIA SANTA BARBARA

PROJECT PLANNING GUIDE ADDENDUM Campbell Hall Replacement Building Project No. 988703

July 2018

Recommended:

Chuck Haines Acting Assistant Chancellor, Finance and Resource Management Sole Campus Capital Designee University of California, Santa Barbara

Campbell Hall Replacement Building

The Campbell Hall Replacement Building (Campbell Hall) project planned to replace the campus's 860-seat Campbell Hall, the largest lecture hall used for daily instruction in the UC system, with a modern instructional hall to support undergraduate instruction, Arts and Lectures programming, and student and staff functions. The 57-year old Campbell Hall building had numerous deficiencies including life-safety issues, old inefficient building systems, and building code conditions that require repair and building expansion to comply with current building code and American Disabilities Act (ADA) requirements. The replacement project was justified based on the high costs of repair work and expansion, and the campus's need for a large lecture hall. Since the original approval of the Campbell Hall Replacement project, circumstances on the campus have changed.

As the campus responded to the State's recommendation to increase undergraduate enrollment, priorities shifted to focus on how to accommodate increased enrollment, and in particular, the need to expand classroom inventory and capacity, and provide classrooms that serve new teaching pedagogies. Amid enrollment growth, the campus utilized campus funds to address life-safety deficiencies in Campbell Hall. The seismically unsafe ceiling over the lecture hall seating area was replaced; dangerous fall hazards on the catwalks system above the ceiling were rectified; a new fire alarm and an emergency power generator was installed, and the mechanical system was repaired and upgraded after a major system failure. These repairs enable safe and ongoing use of the building in its current condition. While ADA compliance remains unresolved, access is not impeded and accommodations are available that address access deficiencies. Given the stabilization of Campbell Hall, demolition is no longer a priority.

Preliminary planning and design of the Campbell Hall Replacement Building encountered unforeseen problems, including schedule delays and budget overruns. Project analysis discovered 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 as a result of schedule delays. Collectively, these factors contributed to delays and when combined, revealed the inadequacy of the project budget. The preliminary design scheme yielded a budget overrun of 51 percent; a reduced scope scheme was 20 percent over budget; and, neither scheme was functionally equivalent to the existing Campbell Hall due to the inability to match seat count capacity because of code changes. These analyses exposed the impracticality of proceeding with the project as approved.

In light of the project's planning and design problems, and in conjunction with the State's enrollment growth objectives, the campus shifted its priority from the replacement of Campbell Hall and towards the need to expand the campus's overall classroom inventory to support enrollment growth. Since 1998-99, campus enrollment has grown nearly 30 percent (now 25,057 Fall Headcount). Average 2017 classroom utilization of rooms larger than 100 seats (12 classrooms) was 104 percent and for all general assignment classrooms, utilization was 90

Project Planning Guide Addendum Campbell Hall Replacement Building

percent (encompassing 91 classrooms). High demand for general assignment classrooms, which also support academic colloquium and the Campus Learning Assistance Services (CLAS) tutorial programming, has led the Registrar to expand instructional hours of operations to 10:00 p.m. making scheduling difficult for students and faculty alike. The academic program takes priority over CLAS and other academic functions. CLAS gets access only to rooms left unscheduled. Campus needs to increase its inventory of classrooms to support both current and future enrollment.

The Santa Barbara campus proposes to redirect external financing supported by State appropriations under the process described in Sections 92493 through 92496 of the California Education Code (GFF) approved in *2015-16 State Capital Outlay* for the Campbell Hall Replacement Building to support the proposed Classroom Building project. Approved project funding for the Campbell Hall Replacement Building was evenly divided between GFF (\$15,787,000) and campus funds (\$15,787,000). A total of \$441,000 of Non-State campus funds were spent during the Preliminary Plans phase of the Campbell Hall Replacement Building project; State funding was unspent. The Santa Barbara campus proposes to transfer the majority of the balance of the GFF and Non-State funds to the campus's Classroom Building in order expand classroom capacity. The campus will submit the Classroom Building project for approval as part of the University's *2019-20 State Capital Outlay* program request. Following is the closeout budget summary for the Campbell Hall Replacement Building project.

Budget	Closeout	Summary
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Phase	S	tate Funds	State Funds Expended			Non-State Funds	Non-State Funds Expended			otal Budget	Total Expended	
Preliminary Plans	\$	592,000	\$	-	\$	592,000	\$	441,000	\$	1,184,000	\$	441,000
Working Drawings	\$	784,000	\$	-	\$	784,000	\$	- 	\$	1,568,000		
Construction	\$	13,459,000	\$		\$	13,459,000	\$	-	\$	26,918,000		
Equipment	\$	952,000	\$	-	\$	952,000	\$	ъ.	\$	1,904,000		
Total	\$	15,787,000	\$		\$	15,787,000	\$	441,000	\$	31,574,000	\$	441,000

 Total remaining balance: \$31,574,000 - \$441,000 =
 \$31,133,000

 Total remaining State Funds:
 \$15,787,000

 Total remaining Non-State Funds:
 \$15,346,000

This PPG Addendum would remove the Campbell Hall Replacement Building project from Santa Barbara's capital program and the University's 2015-16 State Capital Outlay Program.

RELATIONSHIP TO UNIVERSITY OBJECTIVES

The Santa Barbara campus proposes to: (1) redirect funding from the approved Campbell Hall Replacement Building to support the proposed Classroom Building project, and (2) remove the approved Campbell Hall Replacement Project from the *2015-16 State Capital Outlay*. The

Project Planning Guide Addendum Campbell Hall Replacement Building

proposed changes support the instruction and research mission of the University of California by providing facilities for teaching and research in a campus academic building.

COST BASIS AND SCHEDULE

The Campbell Hall Replacement Project's executive design architect and engineering team included a professional cost estimator. The estimator's various analyses and alternatives yielded substantial budget overruns, based on the approved project budget and schedule, which included escalation only to the targeted construction bid date of June 2016 and completion in February 2018. Separately, the campus engaged a peer review cost estimator for the project whose findings were consistent with the project's original and alternative plans cost opinions.

Interdisciplinary Science and Engineering Building Project No. 999239

UNIVERSITY OF CALIFORNIA, IRVINE

October 2018

Approved:

Provost and Executive Vice Chancellor Inrique J. Lavernia

Chief Financial Officer and Vice Charcellor Division of Finance and Administration Ronald S. Cortez

Interdisciplinary Science and Engineering Building

Project No. 999239

University of California, Irvine

TABLE OF CONTENTS

A.	EXECUTIVE SUMMARY
B.	BACKGROUND1
C.	SCOPE CHANGE AND AUGMENTATION
D.	REVISED PROJECT BUDGET AND SCHEDULE
E.	CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE
	BUDGET AND ANALYTICAL DATA
	PROJECT SCHEDULE
	FLOOR PLANS
	SITE PLAN

Interdisciplinary Science and Engineering Building

Project No. 999239

University of California, Irvine

A. EXECUTIVE SUMMARY

The Irvine campus is requesting a Project Planning Guide Amendment for UC Irvine's Interdisciplinary Science and Engineering Building (ISEB) for a budget augmentation of \$16,383,000 and an increase in external financing of \$15,883,000 to build out 33,069 gross square feet (gsf) of the shell space on the second floor (760 gsf) and sixth floor (32,309 gsf) as part of the current construction effort. The additional space consists of 760 asf of additional laboratory space on the second floor, and 21,774 asf of laboratory, scholarly activity and academic office space on the sixth floor. The layout and spaces provided on this floor would be similar to the built-out spaces on the fifth floor and would include open-plan wet laboratories and associated support space with adjacent graduate student write-up stations, meeting rooms and other scholarly activity spaces, and faculty offices.

Finishing this space would support faculty recruitment in the sciences, in accordance with the campus's 2016 Strategic Plan. The campus has been more successful in its recruiting efforts than originally anticipated, and additional space is needed to help accommodate the new hires, not only in the disciplines originally planned for the building, but also in other laboratory-based disciplines, such as the School of Biological Sciences and the Department of Pharmaceutical Sciences. Some of the recruitments in these areas may also have research interests that align with the research themes intended for ISEB.

The proposed budget increase of \$16,383,000 would be funded with a combination of Century Bond financing (\$15,883,000) and campus funds (\$500,000). The augmentation represents a 10.5-percent increase over the approved budget.

B. BACKGROUND

In November 2016, the Regents approved a total project budget of \$120 million, external financing not to exceed \$37.75 million, and standby financing not to exceed \$30 million for UC Irvine's Interdisciplinary Science and Engineering Building. The budget would be funded from \$50 million external financing supported by State appropriations under Sections 92493 through 92496 of the Education code, \$37.75 million external financing, \$30 million gift funds, and \$2.25 million campus indirect cost recovery reserves. The Regents also approved the project scope, which included a 133,000 gross-square-foot (gsf) or 79,700 assignable-square-foot (asf) building that would provide teaching, research, and office space for the Schools of Engineering, Physical Sciences, and Information and Computer Sciences.

In September 2017, the Regents approved an increase in the scope, budget and external financing to construct additional built-out research space and shell space. The revised project scope included a total of 181,700 gsf, with 140,300 gsf (85,200 asf) of built-out space, and an

additional 41,400 gsf of shell space to be completed as resources became available. The augmentation resulted in an increase of \$36,235,000, for a total revised project budget of \$156,235,000, to be funded from \$72.75 million external financing, \$50 million external financing supported by State appropriations under Sections 92493 through 92496 of the Education code, \$30 million gift funds, and \$3.485 million campus indirect cost recovery reserves. The Regents also approved the design to be included in the Request for Proposals (RFP) for the design-build competition.

In May 2018, under interim authority, the Regents approved the revised design of the building and amendment of the scope, based on the winning design-build team's submission. The Executive Vice President – Chief Financial Officer accepted the May 2018 Project Planning Guide Amendment that included revised design and scope of the project. The revised scope consisted of approximately 204,750 gsf, with 162,972 gsf (112,734 asf) of built-out space and 41,778 gsf of shell space to be completed as resources became available. The design-build contract was awarded on May 24, 2018, and construction is underway.

Parallel with this PPG amendment, an administrative item has been prepared asking the Executive Vice President – Chief Financial Officer to approve a budget augmentation to be funded with Century Bond financing and campus funds; approve the revised project scope; approve Century Bond financing; and approve the project design.

B. SCOPE CHANGE AND AUGMENTATION

The proposed amended scope of the Interdisciplinary Science and Engineering Building (ISEB) project consists of a six-story, 135,268 asf, 204,750 gsf building that will provide instructional laboratories, research space, academic and administrative offices, and shared auditorium and colloquium space for the Schools of Engineering, Physical Sciences, Information & Computer Sciences and potentially the School of Biological Sciences and the Department of Pharmaceutical Sciences. The interdisciplinary nature of the building will facilitate collaborative research at the points where these disciplines intersect, creating new pathways and opportunities for innovation and discovery. The built-out space in the building is anticipated to support up to 60 faculty research teams.

The proposed amendment will build out nearly 33,100 gsf of shell space as follows:

- <u>Second floor</u> 760 as f of wet laboratory space similar to other laboratories on the floor. The scope includes completion of the mechanical, electrical, plumbing, and fire life-safety systems; and all floor, wall, and celling finishes.
- <u>Sixth floor</u> 21,774 asf of laboratory and office space, similar in form and function to the space being provided on the fifth floor of the building, including open-plan wet laboratories with adjacent enclosed laboratory support facilities and graduate student write-up stations; scholarly activity spaces such as meeting rooms; and academic offices. The scope of work for the sixth floor includes the construction of required partitions; the installation of mechanical, electrical, plumbing, and fire life-safety systems; and floor, wall, and ceiling finishes

Building out these spaces as part of the design-build project streamlines the design and construction process and reduces costs by avoiding contractor remobilization and cost escalation. Construction of these areas will be completed by December 2020, just a few months after the opening of the rest of the building in the fall. With the completion of this space, approximately 8,700 gsf of unfinished shell space will remain in the ISEB, which will be built out at a later date.

Description (Assignable-Square-Feet)	Approved Interim Item May 2018	Proposed PPG Amendment October 2018	Change from Approved May 2018 Interim Item to PPG Amendment
Instructional Laboratories & Support	3,123	3,123	0
Research & Scholarly Activity	86,973	107,832	20,859
Academic & Administrative Office & Support	14,379	16,054	1,675
Shared Auditorium & Colloquium	8,259	8,259	0
Total ASF	112,734	135,268	22,534
(Gross-Square-Feet)			
Building GSF (built-out)	162,972	196,041	33,069
Building Efficiency % (built-out)	69%	69%	0%
Shell Space GSF	41,778	8,709	-33,069
Total Project GSF	204,750	204,750	0
Building Efficiency % (with shell space)	55%	66%	11%

Table: Program Summary – Assignable Square Feet

Sustainable Practices Policy

The project has adopted the principles of energy efficiency and sustainability. The ISEB project targets LEED Platinum, and the design for the additional scope will support that goal.

C. PROJECT BUDGET AND SCHEDULE

The total project cost of \$172,618,000 reflects an increase of \$16,383,000 over the approved budget and is proposed for funding from external financing (\$72.75 million), Century Bond financing (\$15.883 million), gift funds (\$30 million), indirect cost recovery reserves (\$3.985 million), and external financing supported by State appropriations under Sections 92493 through 92496 of the Education Code (\$50 million).

The project schedule for the currently approved project remains as presented to the Regents in May 2018, with completion targeted for fall 2020. Anticipated completion of the proposed buildout of shell space would follow approximately three months later, in December 2020.

D. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

The proposed changes in scope are within the parameters for size, use, and population that were evaluated in the Initial Study/Mitigated Negative Declaration (IS/MND) and project design that were adopted and approved by the Regents in May 2018. None of the circumstances that would trigger additional evaluation under the California Environmental Quality Act (CEQA) Guideline Section 15162 have occurred or are present. There is no substantial change to the project; circumstances under which the project will be undertaken have not changed; there is no substantial new information that would affect the significance of the previously evaluated environmental impacts; the environmental effects have not become more severe than previously analyzed; and no new mitigation measures have become available. The previously adopted IS/MND and CEQA Findings support the proposed change in scope.

CAPITAL IMPROVEMENT BUDGET BUDGET DATA

UNIVERSITY OF CALIFORNIA IRVINE

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CAPITAL IMPROVEMENT BUDGET BUDGET DATA

UNIVERSITY OF CALIFORNIA

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	Acoustician	\$ 50,000	Paleoniolog	pisi/Tribal Monit	or		\$	40,0
	Agency Review	\$ 75,000	Parking				\$	115,0
	Commission Building Systems	\$ 75,000	Peer Revia	w, Civil, Archite	ctural, and Wale	Irproofing	\$	80,0
	Environmental: IS/MND and EP&S	\$ 100,000	Programma	ng / Project DP	P		\$	500,0
	Environmental Monitoring During Construction	\$ 45,000	Sampling (HAZMAT}		_	\$	15,0
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Project Schedule UNIVERSITY OF CALIFORNIA, IRVINE

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Review of Performance Criteria	2							
Bid Proposal / Evaluation	2.5							
Proposal Review / Award of Contract	1.5							
Design Development & Construction	32.5				- 1			
Equipment / Commissioning	6							
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SITE PLAN

PROJECT PLANNING GUIDE AMENDMENT

UC RIVERSIDE

950512 STUDENT SUCCESS CENTER

NOVEMBER 2018

Approved:

11-14-18

Kim Wilcox Chancellor, UC Riverside

Date

TABLE OF CONTENTS

Pa	ge
	2

Signature Approval	i
Table of Contents	II
Executive Summary	1
Amendment to Project Program	1
Confirmation of Project Location	2
Amendment to Project Budget	3

Attachments

Capital Improvement Budget	4
Project Schedule	6

EXECUTIVE SUMMARY

The Project Planning Guide (PPG) for the Student Success Center project was originally approved in August 2017. This amendment will address a change in program and two changes to the project budget: an increase in Study Phase cost to covered by non-State funds and a reallocation of project funds from the Preliminary Plans, Working Drawings, and Equipment phase budgets to the Construction phase budget.

AMENDMENT TO PROJECT PROGRAM

The original PPG proposed including 3,000 assignable-square-feet for academic advising functions, to be supported by State funding. It was determined that this amount of space is not sufficient to deliver the type of advising services that are needed and the campus has identified opportunities to house the advising services on other space on-campus. The amendment proposes allocating additional space to general assignment classrooms and support space. The revised project program is described in the table below.

Space Type	Aug 2017 ASF	Proposed Change	Proposed ASF								
General Assignment Classrooms and Support Space	23,900	3,000	26,900								
Academic Advising	3,000	(3,000)	0								
Student Life	9,100	0	9,100								
Auxiliary Operations (Dining/Retail)	3,000	0	3,000								
TOTAL:	39,000	0	39,000								

Table 1 Project Space Reconciliation

Justification for the program change:

- Construction of Multidisciplinary Research Building 1 (MRB1) is projected to complete in early 2019.
- MRB1-related released space will provide multiple opportunities to adequately address need for student advising as described in the Project Planning Guide, in a shorter time frame.
- Instructional space continues to be the highest priority campus space need due to undergraduate enrollment increases and associated pressure on existing classrooms.

This space program change provides additional instructional space without increasing the Statefunded portion of the project budget. The changes to campus classroom utilization rates following the completion of the project are shown below in Table 2.

UC Riverside General Campus										
General Assignment Classroom Utilization Rates										
	Actual	Projected	Projected	Projected Utilization						
Classroom	Utilization	Utilization	Utilization	2023-24						
# of Stations:	Fall 2017 ¹	2021-22 ²	2023-24 ³	(With Project)						
1-15	81%	108%	115%	89%						
16-25	97%	126%	134%	106%						
26-50	93%	96%	102%	102%						
51-100	99%	106%	112%	97%						
101-200	118%	131%	168%	128%						
201-200	104%	98%	104%	104%						
300+	91%	105%	181%	101%						
Total	98%	105%	127%	102%						

Table 2 de Comento LIC D'

CONFIRMATION OF PROJECT LOCATION

The initial PPG indicated that specific project sites within the "academic core" were still being evaluated. The location for the project has been refined and is proposed to be sited on an approximately 0.6-acre parcel on the UCR East Campus, just west of the Student Services Building and south of the Interdisciplinary Building. This area of campus is known as the "academic core" and contains a high concentration of classroom and student-centered facilities. The site is adjacent to two major campus pedestrian/greenway corridors: the Arts Mall to the west and the Carillon Mall to the south. The proximity of these open areas provides accessibility to the site and opportunities for programmatic links to outdoor space.

This site was selected in consultation with stakeholders based on its proximity to other classrooms, the student union, and student support functions; and consistency of the proposed project's Academic use with the UCR Campus Physical Master Plan and the UCR Long Range Development Plan.

¹ UCR Registrar: Fall 2016 Classroom (110/130) Utilization.

² Projections: UCR Capital Asset Strategies based on Fall 2016 Utilization provided by UCR Registrar and enrollment forecast provided by UCR Institutional Research. 2021-22 column assumes no project but retains off-campus leased classroom space.

³ Projections: UCR Capital Asset Strategies based on Fall 2016 Utilization provided by UCR Registrar and enrollment forecast provided by UCR Institutional Research. 2023-24 column assumes off-campus lease for classroom space is not renewed.

AMENDMENT TO PROJECT BUDGET

Increase of Study Phase Budget

The project budget in the original PPG included an estimate of \$425,000 to cover expected Study phase costs, including a Detailed Project Program (DPP) documenting the project's programmatic requirements. Since that time, the decision has been made to pursue the designbuild delivery method to provide the highest quality facility within the project's budget and schedule constraints.

The design-build delivery method requires a Basis of Design document in place of a Detailed Project Program. The Basis of Design provides a higher level of programmatic and technical detail than a DPP, requiring more intensive work from the programming consultant, therefore incurring higher cost. The budget for the Study phase has been increased by \$205,000 to a total of \$630,000 to accommodate this higher cost. This increase will be funded by campus funds.

<u>Reallocation of Preliminary Plans, Working Drawings, and Equipment Phase Funds to</u> <u>Construction Budget</u>

As detailed programming completed, the project space program, equipment and furniture needs, design-build project delivery structure, and approval process became more completely defined. This new information was used to validate the original budget assumptions reflected in the August 2017 PPG. It was concluded that Preliminary Plans, Working Drawings, and Equipment could be accomplished at a lower budget than originally assumed. At the same time, as construction market costs continue to trend upward, it is thought prudent to redirect these project resources towards the Construction phase budget.

The campus requests that \$3,553,000 of project budget originally allocated in the Preliminary Plans, Working Drawings, and Equipment phases be reallocated for use during the Construction phase of the project.

The reallocation of funds to Construction does not affect the total project budget or the amounts funded by each respective fund source. State funds will solely support the State program, and non-State funds will fund the non-State program.

In summary, the project budget has been amended as shown in Table 3:

Phase of Work	PPG Aug 2017	Proposed PPG Amendment Oct 2018	Proposed Change
Study (S)	\$425,000	\$630,000	\$205,000
Preliminary Plans (P)	\$4,042,000	\$2,977,000	(\$1,065,000)
Working Drawings (W)	\$2,928,000	\$1,440,000	(\$1,488,000)
Construction (C)	\$48,350,000	\$51,903,000	\$3,553,000
Equipment (E)	\$4,480,000	\$3,480,000	(\$1,000,000)
Total Project	\$60,225,000	\$60,430,000	\$205,000

Table 3	
Project Budget Adjustments	

The revised Capital Improvement Budget, project schedule, and project location map are attached.

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4	Site Developmen	t		-	\$0	\$66,432		\$274,032	-	\$1,735,536	9	\$2,076,000	3.6%	
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Ca	apital Improvement Budget					UNIV	ER	SITY OF	CALIFOR	RNIA
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	ASF Current			and the state of the				39,000	ASF	
	OGSF							57,000	OGSF	
	Ratio (ASF Current/OGSF)							0.68	to 1.00	
	Building Construction Cost per ASF							\$1,091.97	/ASF	
	Building Construction Cost per OGSF							\$747.14	/OGSF	
	Total P-W-C Cost per ASF							\$1,460.26	/ASF	
	Total P-W-C Cost per OGSF							\$999.12	/OGSF	
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	Specialty Audio Visual consultant				S	\$60,000				
	Value Engineering				S	\$80,000				
	Agency Review Fees					\$20,000				
	LEED documentation Agent				9	\$50,000				
	Enhanced Commissioning				9	\$80,000				
	Builders Risk				\$2	200,000				
	UC Insurance Program (UCIP)				\$8	860,000				
	Design Team Stipends				\$6	580,000				
	Independent seismic peer review				9	\$15,000				
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Project Schedule

UNIVERSITY OF CALIFORNIA, RIVERSIDE

Student Success Center

Project Number: 950512



ATTACHMENT 3





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Teaching and Learning Complex Project Planning Guide Amendment

2018-19 Budget for Capital Improvement

Project Account #953270

Prepared By: Capital and Space Planning

November 2018

Approved By:

stilarbahal

Leslie Carbahal Interim Director, Capital and Space Planning

UCDAVIS

Table of Contents

Executive Summary	1
Background	1
Scope Amendment and Budget Augmentation	2
Attachments:	
Capital Improvement Budget	
Project Schedule	
Project Location Map	
Environmental Impact Classification	

Executive Summary

The UC Davis campus requests a Project Planning Guide amendment to increase the budget, size, and scope and to modify the schedule of the Teaching and Learning Complex (TLC). The campus requests: (1) a \$20,337,000 budget augmentation (representing a 31% increase) of the project cost, (2) amend the project scope, and (3) amend the project schedule.

The need for a budget augmentation is due to the following:

- the addition of the fourth floor of office space,
- an increase in project square footage of classroom and academic support space from what was anticipated when the initial project budget was developed, and
- refined design of the building program and corresponding cost estimates on components such as mechanical and electrical infrastructure and audio/visual systems.

The augmentation would be funded by external financing to be repaid by general revenues of the Davis campus.

The TLC project scope will be modified to add 17,000 gross square feet (12,700 assignable square feet) for the delivery of critically needed office space on a new fourth floor and to add 23,000 gross square feet (11,500 assignable square feet) of classroom, study, and support space on floors 1 through 3.

The project schedule will be modified from a completion date of July 2021 to a completion date of January 2022. As the program, budget, and approval process became further refined, the complexity of the design and approval processes necessitated a modest increase to the schematic design, design development, and working drawings phases and a slight increase in the construction phase.

Background

Original Project Scope

The Teaching and Learning Complex August 2017 Project Planning Guide (PPG) was included in the 2018-19 Budget for State Capital Improvements. At that time, the Teaching and Learning Complex project scope included the following:

- New building of 55,000 to 65,000 gross square feet (gsf) with approximately 2,000 seats, envisioned to be a combination of lecture and interactive learning configurations.
- Lobby, restroom, and other ancillary spaces to serve the classrooms, along with study spaces to serve the students;
- Landscaping and bicycle parking consistent with neighborhood development and the Davis Physical Design Framework; and
- Demolition of the existing Surge IV facility, which was largely vacated by the School of Veterinary Medicine Dean's Office relocation to the Veterinary Medicine and Student Services Facility in early 2017.

Original Project Funding

The Teaching and Learning Complex project was included in the 2018-19 Budget for State Capital Improvements that was submitted to the Legislature and Department of Finance on August 28, 2017. The project included construction (C) funding for 2018-19 of \$50 million supported by State appropriations under the process described in 92493 through 92496 of the California Education Code.

In September 2017, the Regents reviewed a discussion item for TLC and in November 2017 approved funds for preliminary plans for the project in the amount of \$3.4 million to be funded by campus funds.

Scope Amendment and Augmentation

The approved August 2017 Project Planning Guide was based on very preliminary campus planning. Following approval of the project, the campus proceeded with project planning and has since refined the detailed design and square footage needs associated with delivering the project program. This resulted in an increase in the required square footage to meet the classroom and academic support needs. Based on critical campus need for office space, the campus now requests to amend the project scope to include the addition of a fourth floor to add needed office space to the campus.

Proposed Scope Change

The proposed revised scope for the Teaching and Learning Complex project includes the following:

- 1. Square Footage. Increase the square footage of the facility from 60,000 gsf to 100,000 gsf. The increase in square footage is due to the addition of a floor for office space of 12,700 asf (17,000 gsf) and the refinement and augmentation of the classroom and academic program to add 11,500 asf (23,000 gsf).
- 2. Office space. The campus initially anticipated TLC as a three-story classroom building. However, the campus is currently experiencing a shortage of office space, including a shortage of available office space for faculty, which impedes faculty hiring. This need is felt across colleges, and available options to provide offices for new faculty hires are in short supply. In some instances, faculty are being asked to share office space and are being placed in sub-optimal locations due to space constraints. In addition, the campus is generally short on administrative space to accommodate growth in existing administrative teams and new initiatives. The addition of fourth floor space will provide the campus with flexibility to meet current demand for administrative uses. In addition to permanent needs, the campus is also facing a shortage of space to accommodate temporary relocations associated with future seismic retrofits, deferred maintenance work, and renovations. Relocations enabled by the fourth floor space would have the secondary effect of opening up space that is anticipated to help address a portion of temporary relocation needs.

The proposed new fourth floor of the Teaching and Learning Complex will provide approximately 17,000 gsf, which will include 12,700 assignable square feet (asf) of open office space. Restrooms, circulation, and building systems are included in the program to support the offices. At full capacity, this new space could accommodate approximately 90 faculty and staff, and would be assigned based on campus priorities and need.

3. Classroom sizes and types. At the time the approved PPG was developed, the campus identified a target of 2,000 classroom seats, but had not determined the breakdown of classroom sizes or the types of classrooms that would be delivered. Following an extensive programming exercise that reviewed classroom utilization and consulted with campus faculty and leadership on trends for instructional pedagogy, a classroom breakdown was developed. The proposed breakdown includes a concentration of small- to medium-sized classrooms. Accommodating the interactive instructional pedagogy preferred by faculty and campus leaders in classrooms of small- to medium size requires more square feet per seat than larger, fixed classrooms. As a result, the square footage for the academic components of the facility increased approximately twenty eight percent over that anticipated in the approved PPG.

As noted above, the proposed classroom sizes and types have changed as a result of detailed programming that occurred subsequent to the approved PPG. The campus now proposes that the project deliver the following classroom sizes and types:

Classroom Type	Seating Style	Quantity	Seats Per Classroom	Total Seats
Auditorium	Fixed	1	425	425
XL	Fixed	2	184	368
Classroom				
Large	Fixed	1	124	124
Classroom				
Large	Flexible	2	120-173	240-346
Classroom				
Medium	Flexible	5	72-93	360-465
Classroom				
Small	Flexible	5	52-63	260-315
Classroom				
Computer	Flexible	5	30-63	150-315
Classroom				
Laboratory of Teaching	Flexible	1	32-64	32-64
Laboratory of Learning	Flexible	1	28-60	28-60
	Total	23		1,987-2,482

Classroom Program Summary

Summary of Augmentation Components

The changes to the project budget are as follows:

Site Clearance (approximately \$1.2 million)

An increase from \$1,200,000 to \$2,400,000, for site clearance is due to detailed cost information on extent of site to clear, including costs for demolition and abatement of buildings.

Construction (approximately \$15 million)

An increase from \$44,000,000 to \$59,000,000, for construction is due to the increased project scope and detailed cost information on design of building spaces and components. Assignable square feet increased from 41,000 to 65,200 and gross square feet increased from 60,000 to 100,000.

Exterior Utilities (approximately -\$1.1 million)

A decrease from \$3,600,000 to \$2,500,000, for exterior utilities is due to detailed cost information on extent of utilities and points of connection.

Site Development (approximately -\$100,000)

A decrease of \$100,000, from \$3,200,000 to \$3,100,000, for site development is due to detailed cost information for program needs of site.

A&E Fees (approximately -\$1,000,000)

A decrease from \$4,800,000 to \$3,800,000, for fees result from a refined set of bridging documents for design builder and ultimately fewer design requirements than originally assessed.

Campus Administration (approximately \$600,000)

An increase from \$2,500,000 to \$3,100,000, is due to increased needs for inspection and management as a result of the increased scope of project.

Surveys, Tests, Plans, and Specifications (approximately \$40,500)

An increase from \$819,500 to \$860,000, is due to the increase in materials and performance testing for the increased building size.

Special Items (approximately \$1,746,500)

An increase from \$1,480,500 to \$3,227,000, is due to higher than anticipated costs associated with the development of the detailed project program in support of the design build competition and increases in various compliance-based reviews. As a result of the increase in external financing to be repaid by the Davis campus, interest during construction increased by \$852,000.

Contingency (approximately \$800,000)

An increase of \$800,000 is included for the contingency to be in proportion with the increased project construction budget.

Group 2 & 3 Equipment (approximately \$3,150,000)

An increase from \$1,800,000 to \$4,950,000, is due to refined scope and cost information for inclusion of audio/visual systems for each of the classrooms and movable classroom and study furnishings.

Revised Project Budget and Funding

The revised total project budget of \$86,337,000 would be funded with external financing supported by general revenues of the Davis campus (\$36,337,000) and external financing supported by State appropriations under the provisions of Section 92493 through 92496 of the California Education Code (\$50 million).

Schedule

The approved schedule anticipated an opening of the facility in July of 2021. The revised schedule anticipates completion of the project in January 2022. The schedule change is due to an additional two months that were needed to prepare the contract documents, which included time to do additional outreach to students and faculty to confirm the program (with surveys online and in person and mockups of the seating). As the program, budget, and approval process became further refined, the complexity of the design and approval processes necessitated a modest increase to the schematic design, design development, and working drawings phases and a slight increase in the construction phase.

California Environmental Quality Act

The TLC has been evaluated in accordance with the requirements of the California Environmental Quality Act (CEQA). As documented in an Environmental Checklist, the Teaching and Learning Complex is consistent with the land uses identified in the 2018 Long Range Development Plan (LRDP) and is entirely within the scope of growth and development analyzed in the 2018 LRDP EIR. All applicable mitigation measures in the 2018 LRDP Environmental Impact Report are incorporated into the proposed project.

Since the certification of the 2018 LRDP EIR, circumstances under which the project will be undertaken have not changed; there is no substantial new information which would affect the significance of the previously evaluated environmental impacts; the environmental effects have not become more severe than previously analyzed; and no new mitigation measures have become available. Therefore, none of the circumstances that would trigger additional evaluation under CEQA Guideline Section 15162 have occurred or are present; and no further environmental analysis pursuant to CEQA is required.

Capital Improvements Budget

CAPITAL IMPROVEMENT BUDGET UNIVERSITY OF CALIFORNIA 1 **BUDGET DATA** CAMPUS: DAVIS 2 3 7423 CCCI: **Project Title:** Account Number: 4 Campus Reference - 953270 Asset No. EPI: 6471 5 Teaching and Learning Complex Cost Indexes 6 7 A FUNDING SCHEDULE Prefunded (2016-17) (2017-18) (2018-19) 8 Totals (000's) 9 10 \$3,400 Ρ \$3,400 W \$2,500 11 W \$2,500 С \$50,000 GFF 12 С \$50,000 c 13 \$25,487 \$25,487 С \$4,950 \$4,950 14 E F 15 \$3,400 \$82,937 Total Project \$86,337 16 **B** FUNDING REFERENCES Total All Sources 17 Column (1) Column (2) Column (3) 18 Account No. 19 Source % 20 COSTS C 21 \$2,400,000 2.9% O Site Clearance \$59,000,000 72.5% 22 Construction \$2,500,000 23 3.1% Exterior Utilities \$3,100,000 3.8% 24 Site Development 25 \$3,800,000 4.7% 5 Fees \$3,100,000 3.8% 26 A&E/PP&C 27 Surveys, Tests, Plans & \$860,000 1.1% 28 Specifications \$3,227,000 4.0% 29 Special Items 95.8% 30 \$77.987.000 SUBTOTAL 31 \$3,400,000 4.2% Contingency 5.1% 100.0% 32 \$81,387,000 TOTAL P W C \$4,950,000 6.1% 33 Group 2 & 3 Equipment 34 \$86,337,000 TOTAL PROJECT \$86,337,000 35 Available Funding 36 Available Surplus/(Deficit) 37 D FINANCING 38 State Funds (GFF) \$50,000,000 39 \$36,337,000 40 External Financing 41 \$86,337,000 42 TOTAL 43 E STATUS OF PROJECT 44 Project Planning Guide Budget No. 2 45 Signature: Leslu Cartala 46 Issue Date 8/16/17 47 1/15/2018 10/16/18 48 Revised Name: Leslie Carbahal Name: Jim Carroll Title: Interim Director, Capital & Space Planning Revised 49 Title AVC & University Architect 50 Approved for Campus, Date: Prepared By: A.Timm 51 52 53 Program: Fiscal: Signature: Title: 54 Cost: 55 Approved AVP_PPC, Date: Page 1 of 2

CAPITAL IMPROVEMENT BUDGET BUDGET DATA

UNIVERSITY OF CALIFORNIA 1

CAMPUS: DAVIS 2

Project Title: Teaching and Learning Comple	ex	Account Campus R	: Number: eference - 953270	Asset No		CCCI: EPI: Cost Indexes	7423 6471
ANALYTICAL DATA							
	Col	umn (1)	Column (2) Co	lumn (3)	Total A	Il Sources
ASE Des DDC		ARE	494	.	ASE	85 200	ASE
ASE Ourrent		ASE	45		ASE	85 200	ASE
ASF Current		OGSE		SF	OGSE	100,000	OGSE
Retio (ASE Current / OGSE)		to 1 00	to 1	00	to 1.00	0.65	to 1.00
Construction Cost Per ASE		/ASE	/AS	F	/ASF	\$904.91	/ASF
Construction Cost Per OGSE		/OGSF	/00	SF	/OGSF	\$590.00	/OGSF
Total PWC Cost Per ASE		/ASE	/AS	F	/ASF	\$1,248.27	/ASF
Total PWC Cost Per OGSE		/OGSE	/00	SF	/OGSF	\$813.87	/OGSF
Gro. 2 & 3 Equip Cost / ASF		/ASF	/AS	F	/ASF	\$75.92	/ASF
Notes:							
Sub 8 Items:							
Detailed Project Program			605,000				
CEQA / Environmental Review			95,000				
Value Engineering / Constructabili	ity Review		80,000				
Agency Review (DSA & Fire Mars)	nai)		35,000				
Haz wat Surveys & Testing	D		35,000				
Independent Structural / Seismic F	Keview		45,000				
Special Consultant - Continunicati			50,000				
Special Consultant - Commission	inn		98,000				
Design Review Advisory Worksho			15.000				
Capital Asset Accounting Fees	F		327,000				
Archeological Monitoring			75,000				
Code Inspection			190,000				
LEED Documentation & Certificati	ion Fees		50,000				
					Budget	No	2
					Budget		-
					Issue Dat	e	8/16/17
					Revised		10/16/18
Subtotal			1,847,000		Revised		
Interest During Construction			1,380,000				

Page 2 of 2

UCDAVIS



Project Schedule

Project Location



PROJECT LOCATION MAP



сğ.

Environmental Impact Classification

Project Title	Teaching and Learning Complex		
For purposes of c implementation of description and a	ompliance with the California Environmental (of CEQA, this project has been reviewed and in ppropriate local map with your submission.	Quality Act of 1970 (CEC itially classified as indic	(A), and Amended University of California Procedures for ated below. Please check (X) as appropriate. Include proje
J. EXEMP	T FROM THE CALIFORNIA ENVIRONMEN	TAL QUALITY ACT OF	1970 - When it can be seen with certainty that there is no
oossibility the act 15285), the proje	ion will result in physical change to the enviro ct is classified as generally exempt from CEQA	nment (15061(b)(3)), or . General/Statutory Exe	the action is specifically exempted by statute (15260- mption: §
II. CATEG	ORICALLY EXEMPT - This project falls under and there is no significant effect on the environ	the indicated Class(es) nment (for complete list	of Exemption(s), none of the exceptions to the exemption see CEQA Guidelines Section 15300):
Class 1	: Existing Facilities	Class 17:	Open Space Contracts or Easements
Class 2	: Replacement or Reconstruction	Class 23:	Normal Operation of Facilities for Public Gatherings
Class 3	: New Construction or Small Structures	Class 25:	Transfer of Land: Natural Conditions/Historical Resource
Class 4	: Minor Alterations to Land	Class 30:	Minor Actions: Prevent Hazardous Waste/Substances
Class 6	i: Information Collection	Class 31:	Historical Resource Restoration/Rehabilitation
Class 11	: Accessory Structures	Class 32:	In-Fill Development Projects
Class 13	: Acquisition for Conservation	Class 33:	Small Habitat Restoration Projects
Class 16	: Transfer of Land Ownership for Parks	Other:	
III. INITIAL	. STUDY - This project is not statutorily or cate a significant effect on the environment.	egorically exempt from	CEQA; an Initial Study is to be prepared to determine if the
Stand-Alone	Tiered Initial Study (15152):		
_,			
	DNMENTAL IMPACT REPORT (EIR) - It is kn	iown that the project w	ill have a direct or cumulatively significant effect on the
nvironment and	an EIR will be/has been prepared, identity the	type of EIK:	
Programmatic	Stand-Alone (Project-Specific)	UC Davis 2018 Lor	ng Range Development Plan EIR
∑ Programmatic Additional project	Stand-Alone (Project-Specific) analysis:	UC Davis 2018 Lor	ig Range Development Plan EIR
∑ Programmatic Additional project ∑ None/Findings	Stand-Alone (Project-Specific) analysis: Only Addendum Subsequent Supp	UC Davis 2018 Lor	ig Range Development Plan EIR
 Programmatic Additional project None/Findings PROJECT DESCR 	Stand-Alone (Project-Specific) analysis: Only Addendum Subsequent Supp IPTION - (insert brief project description, prov	UC Davis 2018 Lor plement to EIR	ng Range Development Plan ElR ntation as appropriate.]
✓ Programmatic vdditional project ✓ None/Findings ROJECT DESCR The Teaching and ampus. The proj The project would building would ran tudent study and dministrative offi mprovements, wh	☐ Stand-Alone (Project-Specific) analysis: Sonly ☐ Addendum ☐ Subsequent ☐ Supp IPTION - [Insert brief project description, prov Learning Complex project would develop a no cet would demotish and build on a site current provide approximately 100.000 gross-square- nge in height from one to four stories. The first collaboration, an innovative Laboratory of Tea ice space. The project includes interactive plaz- ich would align with the onsite improvements	UC Davis 2018 Lor blement to EIR: wide supporting docume ew facility intended to c ly occupied by Surge IV fact for classroom-relate three floors would pro- three f	ntation as appropriate.] ntation as appropriate.] reate a hub for undergraduate education on the central , a series of modular buildings, along Hutchison Boulevard d space and faculty and administrative office space. The cide approximately 2.000 instructional seats, space for of the building would be utilized for faculty and construction of offsite bike and pedestrian infrastructure
✓ Programmatic vdditional project vdditional project vditional project project DESCR he Teaching and ampus. The proj he project would uilding would rau tudent study and diministrative offi mprovements, wh his project has be tet (CEQA). The bevelopment Plan iC Davis complet repared to suppor nvironmental imp	☐ Stand-Alone (Project-Specific) analysis: 5 Only ☐ Addendum ☐ Subsequent ☐ Supp IPTION - (insert brief project description, prof Learning Complex project would develop a me ect would demolish and build on a site current provide approximately 100,000 gross-squar- nge in height from one to four stories. The first collaboration, an innovative Laboratory of Tec ice space. The project includes interactive plaz- nich would align with the onsite improvements can evaluated for potential impacts to the envin proposed project is within the scope of the Pr L Applicable mitigation measures from the 201 feed an initial study checklist to determine that I to the University's determination that the prope pacts. The proposed project is consistent with the	UC Davis 2018 Lor blement to EIR wide supporting docume ew facility intended to c ly occupied by Surge IV fact for classroom-relatu- t three floors would pro- ching. The fourth floor as, bicycle parking, and comment in accordance v ogrammatic Environme 18 LRDP EIR will be in the Project is within the soed project would not the land use designation	In a super sevel op ment Plan EIR Intation as appropriate.] reate a hub for undergraduate education on the central , a series of modular buildings, along Hutchison Boulevard ed space and faculty and administrative office space. The cide approximately 2,000 instructional seats, space for of the building would be utilized for faculty and construction of offsite bike and pedestrian infrastructure with the requirements of the California Environmental Qual ntal Impact Report certified for the 2018 Long Range uplemented with construction and operation of the project. scope of the U/C Davis 2018 LRDP EIR. Findings have bee esult in new, significant direct, indirect, or cumulative in the 2018 LRDP.
✓ Programmatic vdditional project vdditional project vdditional project value va	Stand-Alone (Project-Specific) analysis: Only Addendum Subsequent Supplement S	UC Davis 2018 Lor blement to EIR: wide supporting docume ew facility intended to c ty occupied by Surge IV fact for classroom-relative three floors would pro- iching. The fourth floor as, bicycle parking, and comment in accordance vor ogrammatic Environme IS LCDP EIR will be im the Project is within the sed project would not r he land use designation VES NO NA	ntation as appropriate.] reate a hub for undergraduate education on the central , a series of modular buildings, along Hutchison Boulevard de space and faculty and administrative office space. The ide approximately 2,000 instructional seats, space for of the building would be utilized for faculty and construction of offsite bike and pedestrian infrustructure with the requirements of the California Environmental Qual hal Impact Report certified for the 2018 Long Range plemented with construction and operation of the project. scope of the UC Davis 2018 LRDP EIR. Findings have bee esult in new, significant direct, indirect, or cumulative in the 2018 LRDP.
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Teaching and Learning Complex Project Planning Guide Amendment